

PUBLIC COMMENT VERSION-October 1, 2022

ORDINANCE NO. _____

Carryover Dallas = It has been a Dallas amendment previously

Carryover Dallas * = June 13, 2022 amendment

New Dallas amendment

Carryover Dallas / COG = item includes combination of Dallas and COG amendments

New Dallas / COG = item includes combination of Dallas and COG amendments

Carryover COG

Carryover COG, updated with new COG amendment

New COG amendment

An ordinance amending Chapter 57, “Dallas One-and Two-Family Dwelling Code,” of the Dallas City Code, as amended; adopting with certain changes the 2021 Edition of the International Residential Code of the International Code Council, Inc.; regulating the construction, enlargement, alteration, repair, demolition, use, and maintenance of construction, plumbing, mechanical, and electrical work in the city on one- and two-family dwellings; 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 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code, as amended, is amended by adopting the 2021 Edition of the International Residential 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 xvii, “Legislation,” is deleted.

2. Chapter 1, “Scope and Administration,” of the 2021 International Residential Code is deleted and replaced with a new Chapter 1, “Scope and Administration,” to read as follows:

“CHAPTER 1

PUBLIC COMMENT VERSION-October 1, 2022

SCOPE AND ADMINISTRATION

SECTION R101

GENERAL

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

101.2 Administrative procedures. All provisions of Chapter 52, “Administrative Procedures for the Construction Codes,” of the *Dallas City Code* apply to this code.”

3. Section R202, “Definitions,” of Chapter 2, “Definitions,” of the 2021 International Residential Code is amended by alphabetically adding, deleting, or amending the following definitions to read as follows:

“COMMERCIAL DWELLING SITE. Three or more *dwelling units* on a *lot*.”

New definition added

“ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, and electric motorcycles, primarily powered by an electric motor that draws current from a building electrical service, EVSE, a rechargeable storage battery, a fuel cell, a photovoltaic array, or another source of electric current.”

New definition added

“ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.”

Carryover Dallas

“ENERGY SYSTEMS LABORATORY. An agency established by the Texas Legislature to assist communities in evaluating code amendments to the energy provisions of the *International Residential Code* and the *International Energy Conservation Code* which now define the minimum energy efficiency standards for the State of Texas.”

New definition added

“EV CAPABLE SPACE. Electrical panel capacity and space to support a minimum 40-ampere, 208/240-volt branch circuit for each EV parking space, and the installation of raceways, both underground and surface mounted, to support the *EVSE*.”

New definition added

“EV READY SPACE. A designated parking space which is provided with one 40-ampere, 208/240-volt dedicated branch circuit for *EVSE* servicing Electric Vehicles. The circuit shall terminate in a suitable termination point such as a receptacle, junction box, or an *EVSE*, and be located in close proximity to the proposed location of the EV parking spaces. The circuit shall have no other outlets.

PUBLIC COMMENT VERSION-October 1, 2022

73 The service panel shall include an over-current protective device and provide sufficient capacity
74 and space to accommodate the circuit and over-current protective device and be located in close
75 proximity to the proposed location of the EV parking spaces.”

76 “**FIRE WALL.** A fire-resistance-rated wall having protected openings, which restricts the spread
77 of fire and extends continuously from the foundation to or through the roof, with sufficient
78 structural stability under fire conditions to allow collapse of construction on either side without
79 collapse of the wall. Fire walls required by this code shall comply with the provisions of Section
80 706 of the *Dallas Building Code.*”
81

82 “**FLOOR AREA.** The area included within the surrounding exterior walls of a building or portion
83 thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not
84 provided with surrounding exterior walls shall be the usable area under the horizontal projection
85 of the roof or floor above.”
86

87 “~~[**RB**] GLAZING AREA.~~ The interior surface area of all glazed fenestration, including the area
88 of sash, curbing or other framing elements, that enclose *conditioned space*. Includes the area of
89 glazed fenestration assemblies in walls bounding *conditioned basements*.]”
90

91 “**GRAY WATER.** Waste water that has not come into contact with toilet waste, kitchen sink
92 waste, dishwasher waste or similarly contaminated sources. Gray water includes waste
93 [discharged] from lavatories, bathtubs, showers, clothes washers and laundry sinks [trays].”
94

95 “**GREEN BUILDING.** Structures and their surrounding landscapes designed, constructed and
96 maintained to decrease energy and water usage and costs, to improve the efficiency and longevity
97 of building systems and to decrease the burdens imposed on the environment and public health.”
98

99 “**GREEN BUILT TEXAS.** An initiative of the Homebuilders Association of Greater Dallas that
100 provides climate-specific guidelines and verification systems for residential and multifamily *green*
101 *buildings*.”
102

103 “**GREEN BUILT TEXAS-CERTIFIABLE.** A *proposed project* that is not required to be
104 registered with the Home Builders Association of Greater Dallas, but is planned, designed and
105 constructed to meet or exceed a certified rating using version 2.0 of the *Green Built Texas* rating
106 system.”
107

108 “~~[**RB**] HISTORIC BUILDING.~~ A building that is designated as historic as defined in the *Dallas*
109 *Existing Building Code*. ~~[Any building or structure that is one or more of the following:~~
110

- 111 ~~1. Listed or certified as eligible for listing by the State Historic preservation Officer or the~~
112 ~~Keeper of the National Register of Historic Places, in the National Register of Historic~~
113 ~~Places.~~
- 114 ~~2. Designated as historic under an applicable state or local law.~~
- 115 ~~3. Certified as a contributing resource within a National Register, state designated or locally~~
116 ~~designated historic district.]~~

PUBLIC COMMENT VERSION-October 1, 2022

117 “LEED. The Leadership in Energy and Environmental Design *green building* rating systems are
118 nationally accepted standards for *green buildings* developed by the *USGBC*.”
119

120 “LEED-CERTIFIABLE. A *proposed project* that is not required to be registered with the
121 *USGBC*, but is planned, designed and constructed to meet or exceed a certified rating using LEED
122 NC (new construction) version 2.2 to present, LEED CS (core and shell) version 2.0 to present,
123 LEED CI (commercial interiors) version 2.0 to present, LEED for schools version 2007, LEED
124 for healthcare, LEED for retail version 2 or LEED for homes.”
125

126 “MULTIPLE BUILDING TOWNHOUSE. See **TOWNHOUSE**.”
127

128 “[RB] OCCUPIED SPACE. The total area of all buildings or structures on any *lot* or parcel of
129 ground projected on a horizontal plane, excluding permitted projections as allowed by this code.
130 Any space that could be assumed to be occupiable shall not be exempt from the requirements of
131 this code by designing the space without means of egress, light, or ventilation.”
132

133 “ON-SITE NONPOTABLE WATER REUSE SYSTEMS. Water systems for the collection,
134 treatment, storage, distribution, and reuse of nonpotable water generated on site, including but not
135 limited to graywater systems. [~~This definition does not include rainwater harvest systems.~~]
136

137 “PROPOSED PROJECT. For purposes of the *green building* program, the erection of any new
138 structure for which a person, firm or corporation is required to obtain a building permit.”
139

140 “RECLAIMED WATER. Nonpotable water that, as a result of [~~has been derived from~~] the
141 treatment of domestic waste water, is suitable for a direct beneficial use or a controlled use when
142 such system has been submitted and approved by the building official prior to installation. [~~by a~~
143 facility or system licensed or permitted to produce water meeting the *jurisdiction’s* water
144 requirements for its intended uses.] Also known as “Recycled Water”.”
145

146 “SINGLE BUILDING TOWNHOUSE. A multiple dwelling unit located on a commercial
147 dwelling site with more than two units between exterior wall or fire walls complying with Section
148 706 of the *Dallas Building Code* in which each unit extends from foundation to roof and with a
149 yard or public way on not less than two sides.”
150

151 “STORM [~~SEWER,~~] DRAIN. A drainage system that carries a natural precipitation, including
152 snow-melt, [~~pipe used for conveying~~] rainwater, surface water [~~subsurface water and~~] or similar
153 liquid waste that has contacted a surface at or below grade.”
154

155 “TOWNHOME. A *dwelling* located on a single-family or duplex *dwelling* site and constructed
156 in a group of abutting structures separated by property lines with each *dwelling* extending from its
157 foundation to its roof and with a *yard* or public way on at least two sides.”
158

159 “[~~RB~~] TOWNHOUSE. A *multiple* [~~single-family~~] *dwelling unit* located on a *commercial*
160 *dwelling site* and constructed with a maximum [~~in a group~~] of two [~~three or more attached~~] units
161 located between exterior walls or fire walls complying with Section 706 of the *Dallas Building*

PUBLIC COMMENT VERSION-October 1, 2022

162 Code in which each unit extends from foundation to roof and with a *yard* or public way on not less
163 than two sides.”

164
165 “USGBC. The U.S. Green Building Council, a nonprofit organization comprised of leaders from
166 the building industry formed to encourage sustainability by promoting buildings that are
167 environmentally responsible, profitable and healthy places to live and work.”
168

169 **Carryover Dallas**

170 **4. Subsection R301.1, “Application,” of Section R301, “Design Criteria,” of**

171 **Chapter 3, “Building Planning,” of the 2021 International Residential Code is amended to**

172 **read as follows:**

173 **“R301.1 Application.** Buildings and structures, and parts thereof, shall be constructed to safely
174 support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads
175 and seismic loads as prescribed by this code. The construction of buildings and structures in
176 accordance with the provisions of this code shall result in a system that provides a complete load
177 path that meets the requirements for the transfer of loads from their point of origin through the
178 load-resisting elements to the foundation. Buildings and structures constructed as prescribed by
179 this code are deemed to comply with the requirements of this section.

180
181 **R301.1.1 Alternative provisions.** As an alternative to the requirements in Section R301.1, the
182 following standards are permitted subject to the limitations of this code and the limitations
183 therein. Where engineered design is used in conjunction with these standards, the design shall
184 comply with the Dallas [~~International~~] *Building Code*.
185

- 186 1. *AWC Wood Frame Construction Manual (WFCM).*
- 187
- 188 2. *AISI Standard for Cold-Formed Steel Framing—Prescriptive Method for One- and*
189 *Two-Family Dwellings (AISI S230).*
- 190
- 191 3. *ICC Standard on the Design and Construction of Log Structures (ICC 400).*
192

193 **R301.1.2 Construction systems.** The requirements of this code are based on platform and
194 balloon-frame construction for light-frame buildings. The requirements for concrete and
195 masonry buildings are based on a balloon framing system. Other framing systems must have
196 equivalent detailing to ensure force transfer, continuity and compatible deformations.
197

198 **R301.1.3 Engineered design.** Where a building of otherwise conventional construction
199 contains structural elements exceeding the limits of Section R301 or otherwise not conforming
200 to this code, these elements shall be designed in accordance with accepted engineering practice.
201 The extent of such design need only demonstrate compliance of nonconventional elements
202 with other applicable provisions and shall be compatible with the performance of the
203 conventional framed system. Engineered design in accordance with the Dallas [~~International~~]

PUBLIC COMMENT VERSION-October 1, 2022

204 *Building Code* is permitted for buildings and structures, and parts thereof, included in the scope
205 of this code.

206

207 Comment: Item included in 2021 edition.

208 **R301.1.4 Intermodal shipping containers.** Intermodal shipping containers that are
209 repurposed for use as buildings or structures shall be designed in accordance with the structural
210 provisions in Section 3115 of the *Dallas [International] Building Code*

211

212 **R301.1.5 Elevators.** The provisions of Section R321 shall apply to the design, construction,
213 installation, operation, alteration and repair of elevators, dumbwaiters, escalators and moving
214 walks and their hoistways.

215

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

218

219 **R301.1.7 Draftstop requirements.** Draftstopping must be installed in accordance with
220 Section 302.12.

221

222 **R301.1.8 Security.** Openings into dwellings must comply with Chapter 45 of this code.

223

224 **Carryover Dallas* = June 13, 2022 amendment**

225 **R301.1.9 Unity agreements.** The use of a unity agreement is allowed in accordance with
226 Chapter 42 of the *Dallas Building Code*.

227

228 **R301.1.10 Special inspections.** The provisions of Chapter 17 of the *Dallas Building Code*
229 apply to dwellings governed by this code.

230

231 **R301.1.11 Sound transmission ratings.** The sound transmission ratings of the wall
232 assemblies between each *dwelling unit* of a two-family *dwelling*, a *townhome* or *townhouse*
233 must comply with Appendix K.”

234

235 **Carryover Dallas**

236 **5. Table R301.2, “Climatic and Geographic Design Criteria,” of Subsection**

237 **R301.2, “Climatic and Geographic Design Criteria,” of Section R301, “Design Criteria,” of**

238 **Chapter 3, “Building Planning,” of the 2021 International Residential Code is amended to**

239 **read as follows:**

PUBLIC COMMENT VERSION-October 1, 2022

**TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN
CRITERIA**

GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c				
<u>5 lb/ft²</u>	115 (3 sec-gust)/76 fastest mile	<u>No</u>	<u>No</u>	<u>No</u>	<u>A</u>	<u>moderate</u>	<u>6"</u>	<u>Very heavy</u>	<u>No</u>	<u>Local codes</u>	<u>150</u>	<u>64.9 F</u>
MANUAL J DESIGN CRITERIAⁿ												
Elevation		Altitude correction factor ^o	Coincident wet bulb	Indoor winter design dry-bulb temperature	Indoor winter design dry-bulb temperature			Outdoor winter design dry-bulb temperature		Heating temperature difference		
—		—	—	—	—			—		—		
Latitude		Daily range	Indoor summer design relative humidity	Summer design gains	Indoor summer design dry-bulb temperature			Outdoor summer design dry-bulb temperature		Cooling temperature difference		
—		—	—	—	—			—		—		

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column ~~shall be filled in with the weathering index, "negligible," "moderate" or "severe"~~ for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.
- b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The ~~jurisdiction shall fill in the frost line depth column with the~~ minimum depth of footing below finish grade.
- c. The ~~jurisdiction shall fill in this part of the table to indicate the~~ need for protection ~~depending on whether there has been a history of local~~ from subterranean termite damage.
- d. The ~~jurisdiction shall fill in this part of the table with the~~ wind speed from the basic wind speed map Figure R301.2(2). Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA manual J or established criteria determined by the jurisdiction.
- f. The ~~jurisdiction shall fill in this part of the table with the~~ seismic design category determined from Section R301.2.2.1
- g. Refer to Chapter 51A of the Dallas City Code. ~~The jurisdiction shall fill in this part of the table with: the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the~~

PUBLIC COMMENT VERSION-October 1, 2022

256
257
258

~~authority having jurisdiction, as amended.]~~

- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, ~~where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."~~

PUBLIC COMMENT VERSION-October 1, 2022

- 259 i. The ~~jurisdiction shall fill in this part of the table with the~~ 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic
260 Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
- 261 j. The ~~jurisdiction shall fill in this part of the table with the~~ mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
- 262 k. In accordance with Section R301.2.1.5 ~~[, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this~~
263 ~~part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.]~~
- 264 l. In accordance with Figure R301.2(2) ~~[, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific~~
265 ~~requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.]~~
- 266 m. In accordance with Section R301.2.1.2 ~~[the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” in this part of the table.]~~
- 267 n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction. ~~Delete~~
268 footnote removed per COG Amendment 2021
- 269 o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figures R301.2(3) and R301.2(4).

PUBLIC COMMENT VERSION-October 1, 2022

270 Carryover Dallas

271 6. Subsection R302.1, “Exterior Walls,” of Section R302, “Fire-Resistant
272 Construction,” of Chapter 3, “Building Planning,” of the 2021 International Residential
273 Code is amended to read as follows:

274 “R302.1 Exterior walls. Construction, projections, openings and penetrations of *exterior walls* of
275 *dwellings* and accessory buildings shall comply with Table R302.1(1); or *dwellings* equipped
276 throughout with an *automatic sprinkler system* installed in accordance with Section P2904 shall
277 comply with Table R302.1(2).

278 Exceptions:

- 281 1. Walls, projections, openings or penetrations in walls perpendicular to the line used to
282 determine the *fire separation distance*.
- 283 2. Walls of *dwellings* and *accessory structures* located on the same *lot*.
- 284 3. Detached tool sheds and storage sheds, playhouses and similar structures exempted
285 from permits are not required to provide wall protection based on location on the *lot*.
286 Projections beyond the *exterior wall* shall not extend over the *lot line* unless allowed
287 under the *Dallas Development Code*.
- 288 4. Detached garages accessory to a *dwelling* located within 2 feet (610 mm) of a *lot line*
289 are permitted to have roof eave projections not exceeding 4 inches (102 mm).
- 290 5. Foundation vents installed in compliance with this code are permitted.
- 291 6. Carports open on all sides and constructed entirely of noncombustible materials may
292 be constructed within 0 feet of the property line without fire-resistive construction or
293 opening protection when the location of such is approved as required by other city
294 ordinances. Projections beyond the exterior wall may not extend over the lot line unless
295 allowed as determined by the *Dallas Development Code*.

302 Carryover Dallas

303 7. Subsection R302.2, “Townhouses,” of Section R302, “Fire-Resistant
304 Construction,” of Chapter 3, “Building Planning,” of the 2021 International Residential
305 Code is amended to read as follows:

306 “R302.2 Townhouses and townhomes. Walls separating townhouse units shall be constructed in
307 accordance with Section R302.2.1 or R302.2.2 and shall comply with Sections 302.2.3 through
308 302.2.5.

PUBLIC COMMENT VERSION-October 1, 2022

309 **R302.2.1 Double walls.** Each *townhouse* unit shall be separated from other *townhouse units*
310 by two 1-hour fire-resistance-rated wall assemblies tested in accordance with ASTM E119, UL
311 263 or Section 703.3.2.2 of the Dallas [~~International~~] Building Code.
312

313 **R302.2.2 Common walls.** Common walls not associated with a property line and separating
314 townhouses and townhomes shall not associated with a property line and separating townhouses
315 or townhomes shall be assigned a fire-resistance rating in accordance with Item 1 or 2. The
316 common wall shared by two *townhouses and townhomes* shall be constructed without plumbing
317 or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be
318 rated for fire exposure from both sides and shall extend to and be tight against exterior walls and
319 the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters
320 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall
321 be in accordance with Section R302.4.
322

323 1. Where an automatic sprinkler system in accordance with Section P2904 is provided, the
324 common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in
325 accordance with ASTM E119, UL 263 or Section 703.3.2.2 of the Dallas [~~International~~]
326 Building Code.
327

328 2. Where an automatic sprinkler system in accordance with Section P2904 is not provided,
329 the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested
330 in accordance with ASTM E119, UL 263 or Section 703.3.2.2 of the Dallas [~~International~~]
331 Building Code.
332

333 **Exception:** Common walls are permitted to extend to and be tight against the inside of the
334 exterior walls if the cavity between the end of the common wall and the exterior sheeting is
335 filled with a minimum of two 2-inch nominal thickness wood studs.
336

337 Each *townhome* must provide at the property line its own fire-resistance-rated wall assembly
338 meeting the requirements of Section R302.1 for exterior walls.
339

340 **Exception:** When approved by the Dallas Development Code, townhomes may provide at the
341 property line a common 2-hour fire-resistance-rated wall assembly tested in accordance with
342 ASTM E 119 or UL 263 if such walls do not contain plumbing or mechanical equipment, ducts
343 or vents in the cavity of the common wall. The wall must be rated for fire exposure from both
344 sides and must extend to and be tight against exterior walls and the underside of the roof
345 sheathing. Electrical installations, if allowed by the Dallas Development Code, must be
346 installed in accordance with the Dallas Electrical Code. Penetrations of electrical outlet boxes
347 must be in accordance with Section R302.4. Use of this common wall provision may require
348 the foundation on either side of the property line to be removable along with an associated
349 deed restriction when required by the Dallas Development Code.
350

351 **R302.2.3 Continuity.** The fire-resistance-rated wall or assembly separating *townhouse units*
352 shall be continuous from the foundation to the underside of the roof sheathing, deck or slab.
353 The fire-resistance rating shall extend the full length of the wall or assembly, including wall
354 extensions through and separating attached enclosed *accessory structures*.

PUBLIC COMMENT VERSION-October 1, 2022

355 **R302.2.4 Parapets for townhouses.** Parapets constructed in accordance with Section
356 R302.2.5 shall be constructed for *townhouses* as an extension of exterior walls or common
357 walls separating *townhouse units* in accordance with the following:

- 358
- 359 1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet
360 shall extend not less than 30 inches (762 mm) above the roof surfaces.
 - 361 2. Where roof surfaces adjacent to the wall or walls are at different elevations and the
362 higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall
363 extend not less than 30 inches (762 mm) above the lower roof surface.
364

365

366 **Exception:** A parapet is not required in the preceding two cases where the roof
367 covering complies with a minimum Class C rating as tested in accordance with
368 ASTM E 108 or UL 790 and the roof decking or sheathing is of noncombustible
369 materials or fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each
370 side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board
371 is installed directly beneath the roof decking or sheathing, supported by not less
372 than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing
373 members, for a distance of not less than 4 feet (1219 mm) on each side of the wall
374 or walls and any openings or penetrations in the roof are not within 4 feet (1219
375 mm) of the common walls. Fire-retardant-treated wood shall meet the requirements
376 of Sections R802.1.5 and R803.2.1.2.

- 377
- 378 3. A parapet is not required where roof surfaces adjacent to the wall or walls are at
379 different elevations and the higher roof is more than 30 inches (762 mm) above the
380 lower roof. The common wall construction from the lower roof to the underside of the
381 higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall
382 be rated for exposure from both sides.
383

384 **R302.2.5 Parapet construction.** Parapets shall have the same fire-resistance rating as that
385 required for the supporting wall or walls. On any side adjacent to a roof surface, the parapet
386 shall have noncombustible faces for the uppermost 18 inches (457 mm), to include
387 counterflashing and coping materials. Where the roof slopes toward a parapet at slopes greater
388 than 2 units vertical in 12 units horizontal (16.7-percent slope), the parapet shall extend to the
389 same height as any portion of the roof within a distance of 3 feet (914 mm), and the height
390 shall be not less than 30 inches (762 mm).

391

392 **R302.2.6 Structural independence.** Each individual *townhouse unit* and townhome shall be
393 structurally independent.

394

395 **Exceptions:**

- 396
- 397 1. Foundations supporting *exterior walls* or common walls.
 - 398 2. Structural roof and wall sheathing from each unit fastened to the common wall
399 framing.

PUBLIC COMMENT VERSION-October 1, 2022

- 400 3. Nonstructural wall and roof coverings.
401 4. Flashing at termination of roof covering over common wall.
402 5. *Townhouse units* separated by a common wall as provided in Section R302.2.2,
403 Item 1 or 2.
404 6. ~~*Townhouse units* protected by fire sprinkler system complying with Section P2904~~
405 ~~or NFPA 13D.~~ **Per COG Amendment 2021 edition**
406 7. Foundations of townhomes may be continuous across property lines when allowed
407 by the *Dallas Development Code*. **Carryover Dallas**
408

409 **Carryover Dallas/COG**

- 410 **8. Paragraph R302.5.1, “Opening Protection,” of Subsection R302.5, “Dwelling-**
411 **Garage Opening and Penetration Protection,” of Section R302, “Fire-Resistant**
412 **Construction,” of Chapter 3, “Building Planning,” of the 2021 International Residential**
413 **Code is amended to read as follows:**

414 “**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for
415 sleeping purposes shall not be permitted. Other openings between the garage and residence
416 shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid
417 or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-
418 rated doors. [~~Doors shall be self latching and equipped with a self closing or automatic~~
419 ~~closing device.~~]
420

421 **Carryover Dallas**

- 422 **9. Subsection R302.12, “Draftstopping,” of Section R302, “Fire-Resistant**
423 **Construction,” of Chapter 3, “Building Planning,” of the 2021 International Residential**
424 **Code is amended to read as follows:**

425 “**R302.12 Draftstopping.** In combustible construction where there is usable space both above and
426 below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area
427 of the concealed space does not exceed 1,000 square feet (92.9 m²). Draftstopping shall divide the
428 concealed space into approximately equal areas. Where the assembly is enclosed by a floor
429 membrane above and a ceiling membrane below, draftstopping shall be provided in floor-ceiling
430 assemblies under the following circumstances:

- 431
432 1. Ceiling is suspended under the floor framing.
433 2. Floor framing is constructed of truss-type open-web or perforated members.
434

435 **Exception:** When the entire building, including within the floor-ceiling assembly, is protected
436 by an approved automatic sprinkler system, the floor-ceiling assembly is not required to be
437 subdivided.

PUBLIC COMMENT VERSION-October 1, 2022

438 **R302.12.1 Materials.** Draftstopping materials shall be not less than 1/2-inch (12.7 mm)
439 gypsum board, 3/8-inch (9.5 mm) wood structural panels or other *approved* materials
440 adequately supported. Draftstopping shall be installed parallel to the floor framing members
441 unless otherwise *approved* by the *building official*. The integrity of the draftstops shall be
442 maintained.

443
444 **R302.12.2 Draftstopping attics.** Draftstopping shall be installed in attics and concealed roof
445 spaces, such that any horizontal area does not exceed 9,000 square feet (836.13 m²).
446

447 **Exception:** When the entire building, including the attic spaces, is protected by an
448 *approved* automatic sprinkler system, the attic is not required to be subdivided.
449

450 Carryover Dallas

451 **10. Subsection R303.3, “Bathrooms,” of Section R303, “Light, Ventilation and**
452 **Heating,” of Chapter 3, “Building Planning,” of the 2021 International Residential Code is**
453 **amended to read as follows:**

454 **“R303.3 Bathrooms.** Bathrooms, water closet compartments and other similar rooms shall be
455 provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m²), one-half
456 of which must be openable.

457
458 **Exception:** The glazed areas shall not be required where artificial light and a local exhaust
459 system are provided. The minimum local exhaust rates shall be determined in accordance with
460 Section M1505. Exhaust air from the space shall be exhausted directly to the outdoors unless
461 the space contains only a water closet, a lavatory or a combination thereof which may be
462 ventilated with an *approved* mechanical recirculating fan or similar device designed to remove
463 odors from the air.”
464

465 New COG Amendment

466 **11. Subsection R307.3, “Blocking,” of Section R307, “Toilet, Bath and Shower**
467 **Spaces,” of Chapter 3, “Building Planning,” of the 2021 International Residential Code is**
468 **amended to read as follows**

469 **“R307.1 Space required.** Fixtures shall be spaced in accordance with Figure R307.1, and in
470 accordance with the requirements of Section P2705.1.

471
472 **R307.2 Bathtub and shower spaces.** Bathtub and shower floors and walls above bathtubs with
473 installed shower heads and in shower compartments shall be finished with a nonabsorbent surface.
474 Such wall surfaces shall extend to a height of not less than 6 feet (1892 mm) above the floor.

PUBLIC COMMENT VERSION-October 1, 2022

475 **R307.3 Blocking.** Required at one toilet at grade level. Blocking per Section R307.4 and Figure
476 307.4 shall be installed at rear wall and one wall adjacent to toilet at the lowest living level where
477 a toilet is provided.
478

479 **R307.4 Blocking.** Blocking may be 1/2" plywood or equivalent or 2 x solid wood blocking flush
480 with wall."
481

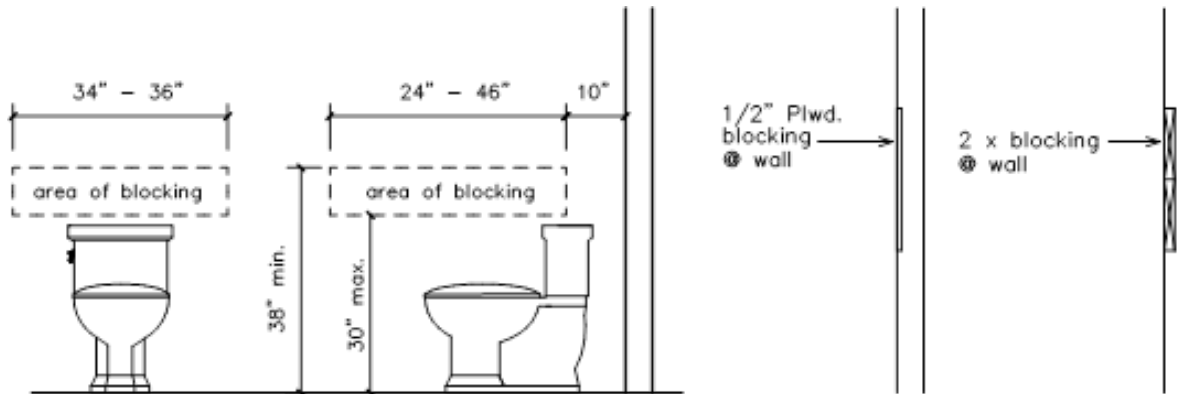


Figure 307.4

Figure 307.4

482 Carryover Dallas

483 12. Subsection R311.2, "Egress Door," of Section R311, "Means of Egress," of
484 Chapter 3, "Building Planning," of the 2021 International Residential Code is amended by
485 adding a new Paragraph R311.2.1, "Bars, Grilles, Covers and Screens at Egress Door," to
486 read as follows:

487 **"R311.2.1 Bars, grilles, covers and screens at egress door.** Bars, grilles, covers, screens or
488 similar devices are permitted to be placed at the egress door provided that the bars, grilles,
489 covers, screens or similar devices shall be releasable from the inside without the use of a key,
490 tool, special knowledge or force greater than that required for the normal operation of passage
491 hardware."
492

493 Carryover Dallas

494 13. Subparagraph R311.7.5.1, "Risers," of Paragraph R311.7.5, "Stair Treads and
495 Risers," of Subsection R311.7, "Stairways," of Section R311, "Means of Egress," of Chapter
496 3, "Building Planning," of the 2021 International Residential Code is amended to read as
497 follows:

498 **"R311.7.5.1 Risers.** The riser height shall be not more than 7 3/4 inches (196 mm). The
499 riser height shall be measured vertically between leading edges of the adjacent treads. The

PUBLIC COMMENT VERSION-October 1, 2022

500 greatest *riser* height within any flight of stairs shall not exceed the smallest by more than
501 3/8 inch (9.5 mm). *Risers* shall be vertical or sloped from the underside of the *nosing* of
502 the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open
503 *risers* are permitted provided that the openings located more than 30 inches (762 mm), as
504 measured vertically, to the floor or *grade* below do not permit the passage of a 4-inch-
505 diameter (102 mm) sphere.

506 **Exceptions:**

- 507 1. The opening between adjacent treads is not limited on spiral stairways.
- 508 2. The riser height of spiral stairways shall be in accordance with Section
- 509 R311.7.10.1.
- 510 3. Private steps and stairways serving an occupant load of less than 10 and
- 511 stairways to unoccupied roofs may be constructed with an 8-inch maximum
- 512 riser height.”
- 513
- 514
- 515

516 **Carryover Dallas**

517 **14. Subparagraph R311.7.5.2, “Treads,” of Paragraph R311.7.5, “Stair Treads**
518 **and Risers,” of Subsection R311.7, “Stairways,” of Section R311, “Means of Egress,” of**
519 **Chapter 3, “Building Planning,” of the 2021 International Residential Code is amended to**
520 **read as follows:**

521 **“R311.7.5.2 Treads.** The tread depth shall be not less than 10 inches (254 mm). The tread
522 depth shall be measured horizontally between the vertical planes of the foremost projection
523 of adjacent treads and at a right angle to the tread’s leading edge. The greatest tread depth
524 within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
525

526 **Exception:** Private steps and stairways serving an occupant load of less than 10 and
527 stairways to unoccupied roofs may be constructed with a 9-inch minimum tread depth.
528

529 **R311.7.5.2.1 Winder treads.** Winder treads shall have a tread depth of not less than
530 10 inches (254 mm) measured between the vertical planes of the foremost projection
531 of adjacent treads at the intersections with the walkline. Winder treads shall have a
532 tread depth of not less than 6 inches (152 mm) at any point within the clear width of
533 the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall
534 not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently
535 shaped winders at the walkline shall be allowed within the same flight of stairs as
536 rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular
537 tread depth.
538

539 **Exception:** The tread depth at spiral stairways shall be in accordance with Section
540 R311.7.10.1.”

PUBLIC COMMENT VERSION-October 1, 2022

Carryover Dallas & Updated per Dallas June 13, 2022

15. Section R313, “Automatic Fire Sprinkler Systems,” of Chapter 3, “Building Planning,” of the 2021 International Residential Code is amended to read as follows:

“SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhouses*.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where [~~additions or~~] *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.
2. The floor area of an existing unsprinklered *townhouse* greater than 7,500 square feet (696.77 m²) and not housing a Group H occupancy may be increased by not more than 25 percent of the existing floor area (92.90 m²). Only one increase in floor area is permitted under this exception.
3. New *townhouses* that are separated into fire areas no greater than 7,500 square feet (696.77 m²) by the use of 2-hour-rated fire walls. Horizontal assemblies may not be used to satisfy this requirement.

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for multiple building *townhouses* shall be designed and installed in accordance with Section P2904 or NFPA 13D. Automatic residential fire sprinkler systems for single building *townhouses* shall be designed and installed in accordance with NFPA 13R.

R313.2 One- and two-family dwellings and townhomes automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family *dwellings*.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required for [~~additions or~~] *alterations* to existing buildings that are not already provided with an automatic residential sprinkler system.
2. The floor area of an existing unsprinklered dwelling greater than 7,500 square feet (696.77 m²) and not housing a Group H occupancy may be increased by not more than 25 percent of the existing floor area (92.90 m²). Only one increase in the floor area is permitted under this exception.

PUBLIC COMMENT VERSION-October 1, 2022

583 3. New dwellings that are separated into fire areas no greater than 7,500 square feet
584 (696.77 m²) by the use of 2-hour rated fire walls. Horizontal assemblies may not be
585 used to satisfy this requirement.
586

587 **R313.2.1 Design and installation.** Automatic residential fire sprinkler systems shall be
588 designed and installed in accordance with Section P2904 or NFPA 13D.”

589

590 Carryover Dallas

591 16. Paragraph R314.2.2, “Alterations, Repairs, and Additions,” of Subsection
592 R314.2, “Where Required,” of Section R314, “Smoke Alarms,” of Chapter 3, “Building
593 Planning,” of the 2021 International Residential Code is amended to read as follows:

594 “**R314.2.2 Alterations, repairs and additions.** Where *alterations, repairs* or *additions*
595 requiring a permit occur, the individual *dwelling unit* shall be equipped with smoke alarms
596 located as required for new *dwellings*.

597

598 Exceptions:

599

600 1. Work involving the exterior surfaces of *dwellings*, such as the replacement of
601 roofing or siding, the *addition* or replacement of windows or doors, or the addition
602 of a porch or deck.

603

604 2. Installation, alteration or repairs of plumbing or mechanical systems.

605

606 3. Hard wiring of smoke alarms in existing areas shall not be required where the
607 *alterations* or repairs do not result in the removal of interior wall or ceiling finishes
608 exposing the structure.”
609

610 Carryover COG

611 17. Paragraph R315.2.2, “Alterations, Repairs, and Additions,” of Subsection
612 R315.2, “Where Required,” of Section R315, “Carbon Monoxide Alarms,” of Chapter 3,
613 “Building Planning,” of the 2021 International Residential Code is amended to read as
614 follows:

615 “**R315.2.2 Alterations, repairs and additions.** Where *alterations, repairs* or *additions*
616 requiring a permit occur, the individual *dwelling unit* shall be equipped with carbon monoxide
617 alarms located as required for new *dwellings*.

618

619 Exceptions:

PUBLIC COMMENT VERSION-October 1, 2022

- 620 1. Work involving the exterior surfaces of *dwelling*s, such as the replacement of
621 roofing or siding, or the addition or replacement of windows or doors, or the
622 addition of a porch or deck.
623
624 2. Installation, *alteration* or *repairs* of plumbing systems.
625
626 3. Installation, *alteration* or *repairs* of mechanical systems that are not fuel fired.”
627

628 Carryover Dallas

629 18. Subsection R317.1, “Location Required,” of Section R317, “Protection of

630 Wood and Wood-Based Products Against Decay,” of Chapter 3, “Building Planning,” of the

631 2021 International Residential Code is amended to read as follows:

632 “**R317.1 Location required.** Protection of wood and wood- based products from decay shall be
633 provided in the following locations by the use of naturally durable wood or wood that is
634 preservative-treated in accordance with AWP A U1.

- 635
636 1. In crawl spaces or unexcavated areas located within the periphery of the building
637 foundation, wood joists or the bottom of a wood structural floor when closer than 18 inches
638 (457 mm) to exposed ground, or wood girders when closer than 12 inches (305 mm) to the
639 exposed ground, and wood columns where closer than 8 inches (204 mm) to exposed
640 ground.
641
642 2. Wood framing members including columns, that rest directly on concrete or masonry
643 exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
644
645 3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground
646 unless separated from such slab by an impervious moisture barrier.
647
648 4. The ends of wood girders entering exterior masonry or concrete walls having clearances of
649 less than 1/2 inch (12.7 mm) on tops, sides and ends.
650
651 5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance
652 of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured
653 vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces
654 exposed to the weather.
655
656 6. Wood structural members supporting moisture-permeable floors or roofs that are exposed
657 to the weather, such as concrete or masonry slabs, unless separated from such floors or
658 roofs by an impervious moisture barrier.
659
660 7. Wood furring strips or other wood framing members attached directly to the interior of
661 exterior masonry walls or concrete walls below *grade* except where an *approved* vapor
662 retarder is applied between the wall and the furring strips or framing members.

PUBLIC COMMENT VERSION-October 1, 2022

- 663 8. Portions of wood structural members that form the structural supports of buildings,
664 balconies, porches or similar permanent building appurtenances where those members are
665 exposed to the weather without adequate protection from a roof, eave, overhang or other
666 covering that would prevent moisture or water accumulation on the surface or at joints
667 between members.

668
669 **Exception:** Sawn lumber used in buildings located in a geographical region where
670 experience has demonstrated that climatic conditions preclude the need to use naturally
671 durable or preservative-treated wood where the structure is exposed to the weather.

- 672
673 9. Wood columns in contact with *basement* floor slabs unless supported by concrete piers or
674 metal pedestals projecting not less than 1 inch (25 mm) above the concrete floor and
675 separated from the concrete pier by an impervious moisture barrier.

- 676
677 10. When the bottoms of wood structural floor elements, including joists, girders and subfloor,
678 are less than 8 inches (203 mm) above the horizontal projection of the outside ground level
679 and extend toward the outside ground beyond the plane represented by the interior face of
680 the foundation wall studs, such elements shall be approved naturally durable or
681 preservative-treated wood.
682

683 **R317.1.1 Field treatment.** Field-cut ends, notches and drilled holes of preservative-treated
684 wood shall be treated in the field in accordance with AWP A M4.

685
686 **R317.1.2 Ground contact.** All wood in contact with the ground, embedded in concrete in
687 direct contact with the ground or embedded in concrete exposed to the weather that supports
688 permanent structures intended for human occupancy shall be *approved* pressure-preservative-
689 treated wood suitable for ground contact use, except that untreated wood used entirely below
690 groundwater level or continuously submerged in fresh water shall not be required to be
691 pressure-preservative treated.

692 **Carryover Dallas**

693 **19. Subsection R321.1, “Elevators,” of Section R321, “Elevators and Platform**
694 **Lifts,” of Chapter 3, “Building Planning,” of the 2021 International Residential Code is**
695 **amended to read as follows:**

696
697 **“R321.1 Elevators.** Where provided, passenger elevators, limited-use and limited-application
698 elevators or private residence elevators shall comply with ASME A17.1/CSA B44.

699
700 **Exception:** The appendices of ASME A17.1—2013 do not apply. The building owner shall
701 be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator
702 or moving walk installation and shall cause periodic inspections, test and maintenance to be
703 made on such conveyance.”

PUBLIC COMMENT VERSION-October 1, 2022

704 **Carryover Dallas**

705 **20. Subsection R322.1, “General,” of Section R322, “Flood-Resistant**
706 **Construction,” of Chapter 3, “Building Planning,” of the 2021 International Residential**
707 **Code is amended to read as follows:**

708 **“R322.1 General.** Buildings and structures constructed in whole or in part in flood hazard areas,
709 including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial
710 improvement and repair of substantial damage of buildings and structures in flood hazard areas,
711 shall be designed and constructed in accordance with the provisions contained in this section.
712 Buildings and structures that are located in more than one flood hazard area shall comply with the
713 provisions associated with the most restrictive flood hazard area. Buildings and structures located
714 in whole or in part in identified floodways shall be designed and constructed in accordance with
715 ASCE 24.

716
717 **Exception:** Buildings and structures permitted to be located, designed and constructed in the
718 flood plain areas in accordance with the regulations of the *Dallas Development Code*.
719

720 **R322.1.1 Alternative provisions.** As an alternative to the requirements in Section R322,
721 ASCE 24 is permitted subject to the limitations of this code and the limitations therein.

722
723 **R322.1.2 Structural systems.** Structural systems of buildings and structures shall be designed,
724 connected and anchored to resist flotation, collapse or permanent lateral movement due to
725 structural loads and stresses from flooding equal to the design flood elevation.

726
727 **R322.1.3 Flood-resistant construction.** Buildings and structures erected in areas prone to
728 flooding shall be constructed by methods and practices that minimize flood damage.

729
730 **R322.1.4 Establishing the design flood elevation.** The design flood elevation shall be used
731 to define flood hazard areas. At a minimum, the design flood elevation shall be the higher of
732 the following:

- 733
- 734 1. The base flood elevation at the depth of peak elevation of flooding, including wave
735 height, that has a 1 percent (100-year flood) or greater chance of being equaled or
736 exceeded in any given year; or
 - 737 2. The elevation of the design flood associated with the area designated on a flood hazard
738 map adopted by the community, or otherwise legally designated.

739
740 **R322.1.4.1 Determination of design flood elevations.** If design flood elevations are not
741 specified, the *building official* is authorized to require the applicant to comply with either
742 of the following:

- 743
- 744 1. Obtain and reasonably use data available from a federal, state or other source.
 - 745 2. Determine the design flood elevation in accordance with accepted hydrologic and
746 hydraulic engineering practices used to define special flood hazard areas.

PUBLIC COMMENT VERSION-October 1, 2022

747 Determinations shall be undertaken by a registered *design professional* who shall
748 document that the technical methods used reflect currently accepted engineering
749 practice. Studies, analyses and computations shall be submitted in sufficient detail
750 to allow thorough review and *approval*.

751
752 **R322.1.4.2 Determination of impacts.** In riverine flood hazard areas where design flood
753 elevations are specified but floodways have not been designated, the applicant shall
754 demonstrate that the effect of the proposed buildings and structures on design flood
755 elevations, including fill, when combined with other existing and anticipated flood hazard
756 area encroachments, will not increase the design flood elevation more than 1 foot (305 mm)
757 at any point within the *jurisdiction*.

758
759 **R322.1.5 Lowest floor.** The lowest floor shall be the lowest floor of the lowest enclosed area,
760 including *basement*, and excluding any unfinished flood-resistant enclosure that is useable
761 solely for vehicle parking, building access or limited storage provided that such enclosure is
762 not built so as to render the building or structure in violation of this section.

763
764 **R322.1.6 Protection of mechanical, plumbing and electrical systems.** Electrical systems,
765 *equipment* and components; heating, ventilating, air conditioning; plumbing *appliances* and
766 plumbing fixtures; *duct systems*; and other service *equipment* shall be located at or above the
767 elevation required in Section R322.2 or R322.3. If replaced as part of a substantial
768 improvement, electrical systems, *equipment* and components; heating, ventilating, air
769 conditioning and plumbing *appliances* and plumbing fixtures; *duct systems*; and other service
770 *equipment* shall meet the requirements of this section. Systems, fixtures, and *equipment* and
771 components shall not be mounted on or penetrate through walls intended to break away under
772 flood loads.

773
774 **Exception:** Locating electrical systems, *equipment* and components; heating, ventilating,
775 air conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other
776 service *equipment* is permitted below the elevation required in Section R322.2 or R322.3
777 provided that they are designed and installed to prevent water from entering or
778 accumulating within the components and to resist hydrostatic and hydrodynamic loads and
779 stresses, including the effects of buoyancy, during the occurrence of flooding to the design
780 flood elevation in accordance with ASCE 24. Electrical wiring systems are permitted to be
781 located below the required elevation provided that they conform to the provisions of the
782 electrical part of this code for wet locations.

783
784 **R322.1.7 Protection of water supply and sanitary sewage systems.** New and replacement
785 water supply systems shall be designed to minimize or eliminate infiltration of flood waters
786 into the systems in accordance with the plumbing provisions of this code. New and replacement
787 sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters
788 into systems and discharges from systems into floodwaters in accordance with the plumbing
789 provisions of this code [~~and Chapter 3 of the *International Private Sewage Disposal Code*~~].
790

791 **R322.1.8 Flood-resistant materials.** Building materials and installation methods used for
792 flooring and interior and exterior walls and wall coverings below the elevation required in

PUBLIC COMMENT VERSION-October 1, 2022

793 Section R322.2 or R322.3 shall be flood damage-resistant materials that conform to the
794 provisions of FEMA TB-2.

795
796 **R322.1.9 Industrialized housing** ~~[Manufactured homes]~~. The bottom of the frame of new
797 and replacement industrialized homes ~~[manufactured homes]~~ on foundations that conform to
798 the requirements of Section R322.2 or R322.3, as applicable, shall be elevated to or above the
799 elevations specified in Section R322.2 (flood hazard areas including A Zones) or R322.3 in
800 coastal high-hazard areas (V Zones and Coastal A Zones). The foundation ~~[anchor and tie-~~
801 ~~down]~~ requirements of this code ~~[the applicable state or federal requirements]~~ shall apply. The
802 foundation and anchorage of industrialized ~~[manufactured]~~ homes to be located in identified
803 floodways shall be designed and constructed in accordance with ASCE 24.

804
805 **R322.1.10 As-built elevation documentation.** A registered *design professional* shall prepare
806 and seal documentation of the elevations specified in Section R322.2 or R322.3.”

807
808 **Carryover Dallas Amendment and new COG amendment**

809 **21. Section R327, “Swimming Pools, Spas and Hot Tubs,” of Chapter 3, “Building**
810 **Planning,” of the 2021 International Residential Code is amended to read as follows:**

811 **“R327.1 General.** The design and construction of pools and spas shall comply with *Dallas*
812 *[International] Swimming Pool and Spa Code.*

813
814 **Section 327.1.1 Adjacency to Structural Foundation.** Depth of the swimming pool and spa shall
815 maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

816
817 **Exception:** A sealed engineered design drawing of the proposed new structure shall be submitted
818 for approval.

819
820 **Carryover Dallas**

821 **22. Chapter 3, “Building Planning,” of the 2021 International Residential Code is**
822 **amended by adding a new Section R331, “Aircraft Noise Attenuation Requirements,” to read**
823 **as follows:**

824 **“SECTION R331**
825 **AIRCRAFT NOISE ATTENUATION REQUIREMENTS**

826
827 **R331.1 Definitions.** The following words and terms shall, for the purposes of this chapter, and as
828 used elsewhere in this code, have the meanings shown herein.

829
830 **A-WEIGHTED SOUND LEVEL.** An A-weighted sound level is a sound level occurring in the
831 1,000 to 6,000 Hz frequency range that is increased by 10 dB if the noise event occurs between
832 10:00 p.m. and 7:00 a.m. The A-weighted sound level reflects the greater intrusiveness of sounds

PUBLIC COMMENT VERSION-October 1, 2022

833 that the ear perceives as louder compared to other frequencies. “dBA” or “dB(A)” indicate a sound
834 level measurement has been A-weighted.
835

836 **DAY-NIGHT AVERAGE SOUND LEVEL.** The day-night average sound level is the noise
837 exposure in areas around airports (abbreviated as “DNL” in text and “L_{dn}” in equations). DNL is
838 a measure of the average A-weighted sound level of all aircraft flights occurring in a 24-hour
839 period.
840

841 **R331.2 Aircraft noise zone.** All land within a DNL noise contour of 65 dBA or greater, as shown
842 on the aircraft noise maps available for review at the division of building inspection is subject to
843 these regulations. A building that is only partly located within an aircraft noise zone is also subject
844 to these regulations.
845

846 **R331.3 Noise insulation.**

847

848 **R331.3.1 Certification of plans prior to issuance of building permit.** A registered Texas
849 engineer who has demonstrable knowledge of acoustical engineering shall certify that the plans
850 and specifications comply with the noise insulation standards of Section 331.3.2. The *building*
851 *official* shall not issue a building permit for any building within an aircraft noise zone unless
852 the plans and specifications for the building meet the noise insulation standards of Section
853 331.3.2.
854

855 **Exception:** The plans and specifications may be prepared and certified by a member of
856 the National Council of Acoustical Consultants or another organization approved by the
857 *building official*.
858

859 **R331.3.2 Noise insulation standards.** New buildings must be constructed with sound
860 insulation or other means to achieve a DNL of 45 dBA or less inside the building. If the cost
861 of modifications to an existing building is 75 percent or more of the total assessed improvement
862 value of the site, the building must also meet this standard. Garages and similar accessory
863 buildings that do not include living space are exempt from this requirement.”
864

865 **Carryover Dallas Amendment**

866 **23. Chapter 3, “Building Planning,” of the 2021 International Residential Code is**
867 **amended by adding a new Section R332, “Green Building Program,” to read as follows:**

868 “SECTION R332 869 GREEN BUILDING PROGRAM 870

871 **R332.1 Purpose.** The purpose of this section is to establish *green building* standards to help reduce
872 the use of natural resources, create a healthier and more sustainable living environment and
873 minimize the negative environmental impacts of development in Dallas and the North Texas
874 region.

PUBLIC COMMENT VERSION-October 1, 2022

875 **R332.2 All new construction.** All proposed projects must satisfy the minimum requirements of
876 Chapter 11 of this code and:
877

- 878 1. meet the minimum requirements of ICC 700;
879
- 880 2. meet the prescriptive requirements of Section 328.5;
881
- 882 3. be LEED-certifiable under the LEED for homes standard;
883
- 884 4. be Green Built Texas-certifiable; or
885
- 886 5. meet an equivalent minimum green building standard certification level as determined by
887 the building official.
888

889 Formal certification by the USGBC, Green Built Texas or an equivalent entity is not required.
890

891 **Exceptions:**

892

- 893 1. Additions to existing one- and two-family dwellings that are 200 square feet or less in
894 floor area and contain no bathroom or restroom plumbing fixtures (water closets,
895 lavatories, tubs, showers).
- 896 2. Carports, garages, storage buildings, agricultural barns, stables and similar structures
897 that are accessory to one- and two-family dwellings 400 square feet or less in floor area.
898

899 **R332.3 LEED.** For proposed projects utilizing LEED for homes, the point total must include 1
900 point under the water efficiency credit titled “Indoor Water Use.”
901

902 **R332.4 Green Built Texas.** For proposed projects utilizing the Green Built Texas standards,
903 energy use requirements must be met by complying with the minimum requirements of Chapter
904 11 of this code.
905

906 **R332.5 Prescriptive requirements.**

907

908 **R332.5.1 Storm water.** For all proposed projects, lots must be designed so that at least 70
909 percent of the built environment, not including any area under a roof, is permeable or designed
910 to capture water runoff for infiltration onsite. The following areas may be counted toward the
911 70 percent requirement:
912

- 913 1. Vegetative landscape such as grass, trees and shrubs.
914
- 915 2. Permeable paving, installed by an experienced professional. Permeable paving must
916 include porous above-ground materials, such as open pavers and engineered products,
917 and a 6-inch porous sub-base. The base layer must be designed to ensure proper
918 drainage from the home.

PUBLIC COMMENT VERSION-October 1, 2022

919 3. Impermeable surfaces that are designed to direct all runoff toward an appropriate
920 permanent infiltration feature such as a vegetated swale, onsite rain garden or rainwater
921 cistern.
922

R332.5.2 Water efficiency.

R332.5.2.1 New construction. Proposed projects must:

- 927 1. Utilize drip irrigation emitters for all bedding areas of an approved landscape plan,
928 and
929
- 930 2. Meet water reduction strategies that include installing high-efficiency (low-flow)
931 fixtures or fittings which meet at least three of the following requirements:
932
- 933 2.1. The average flow rate for all lavatory faucets must be less than or equal to 2.0
934 gallons per minute.
935
- 936 2.2. The average flow rate for all shower heads must be less than or equal to 2.0
937 gallons per minute.
938
- 939 2.3. The average flow rate for all toilets must be:
940
- 941 2.3.1. Less than or equal to 1.3 gallons per flush;
942
- 943 2.3.2. Be dual flush and meet the requirements of ASME A 112.19.14; or
944
- 945 2.3.3. Meet the U.S. Environmental Protection Agency Water Sense
946 specification and be certified and labeled correctly.
- 947 2.4. Utilize ENERGY STAR labeled dishwashers that use 6.0 gallons or less per
948 cycle.
949
- 950 2.5. Utilize ENERGY STAR labeled clothes washers with a modified energy factor
951 (MEF) greater than or equal to 2.0 and a water factor (WF) of less than 5.
952

R332.5.2.2 Additions to existing one- and two-family dwellings. Additions to existing 954 one- and two-family dwellings must meet at least two of the following water reduction 955 strategies: 956

- 957 1. The average flow rate for all lavatory faucets must be less than or equal to 2.0
958 gallons per minute.
959
- 960 2. The average flow rate for all shower heads must be less than or equal to 2.0 gallons
961 per minute.
962
- 963 3. The average flow rate for all toilets must be:
964 3.1. Less than or equal to 1.3 gallons per flush;

PUBLIC COMMENT VERSION-October 1, 2022

965 3.2. Be dual flush and meet the requirements of ASME A 112.19.14; or
966 3.3.Meet the U.S. Environmental Protection Agency Water Sense specification and
967 be certified and labeled correctly.
968

969 **R332.5.3 Energy efficiency.** *All proposed projects must meet the minimum requirements of*
970 *Chapter 11 of this code.*
971

972 **R332.5.4 Heat island mitigation.** *Proposed projects shall install an ENERGY STAR*
973 *qualified roof on all roofs with a slope of 2:12 or greater.*
974

975 **Exceptions:**
976

- 977 1. A vegetated roof may be installed subject to approval by the building official.
978 2. Installation of a radiant barrier that is manufactured as an integral part of roof
979 decking or roof sheathing materials may be installed in lieu of an ENERGY STAR
980 qualified roof.
981 3. Attic encapsulated with foam insulation at a minimum of R-22 may be installed in
982 lieu of an ENERGY STAR qualified roof.
983

984 **R332.5.5 Indoor air quality.**
985

986 **R332.5.5.1 HVAC.** *For proposed projects, all air-handling equipment and ductwork must*
987 *be outside the fire-rated envelope of the garage.*
988

989 **R332.5.5.2 Minimize pollutants from the garage.** *For proposed projects, surfaces*
990 *between conditioned space and an attached garage must be tightly sealed.*
991

992 **R332.5.5.2.1 Conditioned spaces above a garage.**
993

- 994 1. All penetrations must be sealed.
995 2. All floor and ceiling joist bays must be sealed.
996 3. The walls and ceilings of conditioned spaces above a garage must be painted.
997

998 **R332.5.5.2.2 Conditioned spaces next to a garage.**
999

- 1000 1. All penetrations must be sealed.
1001 2. All doors must be weather stripped.
1002 3. All cracks at the base of the wall must be sealed.
1003

1004 **R332.5.5.2.3 Air filters.**
1005

- 1006 1. For proposed projects, air filters must be installed with a minimum reporting
1007 value (MERV) equal to or greater than 8.
1008 2. For proposed projects, air handlers must be able to maintain adequate air
1009 pressure and air flow.

PUBLIC COMMENT VERSION-October 1, 2022

1010 3. For proposed projects, air filter housings must be airtight to prevent bypass or
1011 leakage.”
1012

1013 **New Dallas Amendment**

1014 **24. Chapter 3, “Building Planning,” of the 2021 International Residential Code is**
1015 **amended by adding a new Section R333, “Electric Vehicle Charging Facilities,” to read as**
1016 **follows:**

1017 “SECTION R333 1018 ELECTRIC VEHICLE CHARGING FACILITIES

1019
1020
1021 **R333.1 Electric Vehicle (EV) charging for new construction.** New construction shall facilitate
1022 future installation and use of *Electric Vehicle Supply Equipment (EVSE)* in accordance with the *National*
1023 *Electrical Code (NFPA 70)*.

1024
1025 **R333.1.1 One- to two-family dwellings and townhouses.** For each dwelling unit, provide at least
1026 one *EV Ready Space*. The branch circuit shall be identified as “EV Ready” in the service panel or
1027 subpanel directory, and the termination location shall be marked as “EV Ready”.
1028 Exception: *EV Ready Spaces* are not required where no parking spaces are provided.

1029
1030 **R333.1.2 Multifamily dwellings (three or more units).** *EV Ready Spaces* and *EV Capable Spaces*
1031 shall be provided in accordance with Table R333.1.2. Where the calculation of percent served results in
1032 a fractional parking space, it shall round up to the next whole number. The service panel or subpanel
1033 circuit directory shall identify the spaces reserved to support EV charging as “EV Capable” or “EV
1034 Ready”. The raceway location shall be permanently and visibly marked as “EV Capable”.

1035
1036 Where more than one parking facility is provided on a site, electric vehicle ready parking spaces
1037 shall be calculated separately for each parking facility. The service panel or subpanel circuit
1038 directory shall identify the spaces reserved to support EV charging as “EV-Capable” or “EV-
1039 Ready”. The raceway location for *EV-Capable Spaces* shall be permanently and visibly marked as
1040 “EV-Capable”.

1041
1042 **Table R333.1.2**
1043 ***EV Ready Space and EV Capable Space requirements***^a

Total Number of Parking Spaces	Minimum number of EV Ready Spaces	Minimum number of EV Capable Spaces
1	1	NA
2 - 10	2	NA
11 - 15	2	3
16 – 19 20	2	4
21 - 25	2	5
26+	2	20% of total parking spaces

PUBLIC COMMENT VERSION-October 1, 2022

1045 a. Where EV-Ready Spaces installed exceed the required values in Table R333.1.2 the additional spaces shall be
1046 deducted from the EV-Capable Spaces requirement.

1047
1048 **R333.1.3 Identification.** Construction documents shall indicate the raceway termination point and
1049 proposed location of future EV spaces and EV chargers. Construction documents shall also provide
1050 information on amperage of future *EVSE*, raceway methods, wiring schematics and electrical load
1051 calculations to verify that the electrical panel service capacity and electrical system, including any on-
1052 site distribution transformers, have sufficient capacity to simultaneously charge all EVs at all required
1053 EV spaces at the full rated amperage of the *EVSE*.

1054
1055 **Carryover COG**
1056 **25. Subsection R401.2, “Requirements,” of Section R401, “General,” of Chapter**
1057 **4, “Foundations,” of the 2021 International Residential Code is amended to read as follows:**

1058
1059 **“R401.2 Requirements.** Foundation construction shall be capable of accommodating all loads in
1060 accordance with Section R301 and of transmitting the resulting loads to the supporting soil. Fill
1061 soils that support footings and foundations shall be designed, installed and tested in accordance
1062 with accepted engineering practice. Every foundation or footing, or any addition of any size to an
1063 existing post-tension foundation, regulated by this code must be designed and sealed by an
1064 engineer registered in the State of Texas.”
1065

1066 **26. Paragraph R403.1.4, “Minimum Depth,” of Subsection R403.1, “General,” of**
1067 **Section R403, “Footings,” of Chapter 4, “Foundations,” of the 2021 International Residential**
1068 **Code is amended to read as follows:**

1069 **“R403.1.4 Minimum depth.** Exterior footings shall be placed not less than 12 inches (305
1070 mm) below the undisturbed ground surface. Where applicable, the depth of footings shall also
1071 conform to Sections R403.1.4.1. Deck footings shall be in accordance with Section R507.3.

1072
1073 **Exception:** A one-story wood or metal-frame building not used for human occupancy with
1074 an area of 400 square feet (37.2 m²) or less, with an eave height of 10 feet (3048 mm) or
1075 less may be constructed with walls supported on a wood foundation plate when approved
1076 by the *building official*.
1077

1078 **R403.1.4.1 Frost protection.** Except where otherwise protected from frost, foundation
1079 walls, piers and other permanent supports of buildings and structures shall be protected
1080 from frost by one or more of the following methods:

- 1081
1082 1. Extended below the frost line specified in Table R301.2.(1).
1083
1084 2. Constructed in accordance with Section R403.3.
1085
1086 3. Constructed in accordance with ASCE 32.

PUBLIC COMMENT VERSION-October 1, 2022

1087

1088

4. Erected on solid rock.

PUBLIC COMMENT VERSION-October 1, 2022

1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129

Exceptions:

1. Protection of freestanding *accessory structures* with an area of 600 square feet (56 m²) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of freestanding *accessory structures* with an area of 400 square feet (37 m²) or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
3. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

Footings shall not bear on frozen soil unless the frozen condition is permanent.”

Carryover Dallas

27. Subsection R408.7, “Flood Resistance,” of Section R408, “Under-Floor Space,” of Chapter 4, “Foundations,” of the 2021 International Residential Code is amended to read as follows:

“R408.7 Flood resistance. For buildings located in flood hazard areas as established in Table R301.2:

1. Walls enclosing the under-floor space shall be provided with flood openings in accordance with Section R322.2.2.

Exception: Walls that meet the requirements of the floodplain regulations of the *Dallas Development Code*.

2. The finished ground level of the under-floor space shall be equal to or higher than the outside finished ground level on at least one side.

Exceptions:

1. Under-floor spaces that meet the requirements of FEMA/FIA TB 11-1.
2. Under-floor spaces that meet the requirements of the floodplain regulations of the *Dallas Development Code*.”

Carryover COG

28. Paragraph R602.6.1, “Drilling and Notching of Top Plate,” of Subsection R602.6, “Drilling and Notching of Studs,” of Section R602, “Wood Wall Framing,” of

PUBLIC COMMENT VERSION-October 1, 2022

1130 Chapter 6, “Wall Construction,” of the 2021 International Residential Code is amended to
1131 read as follows:

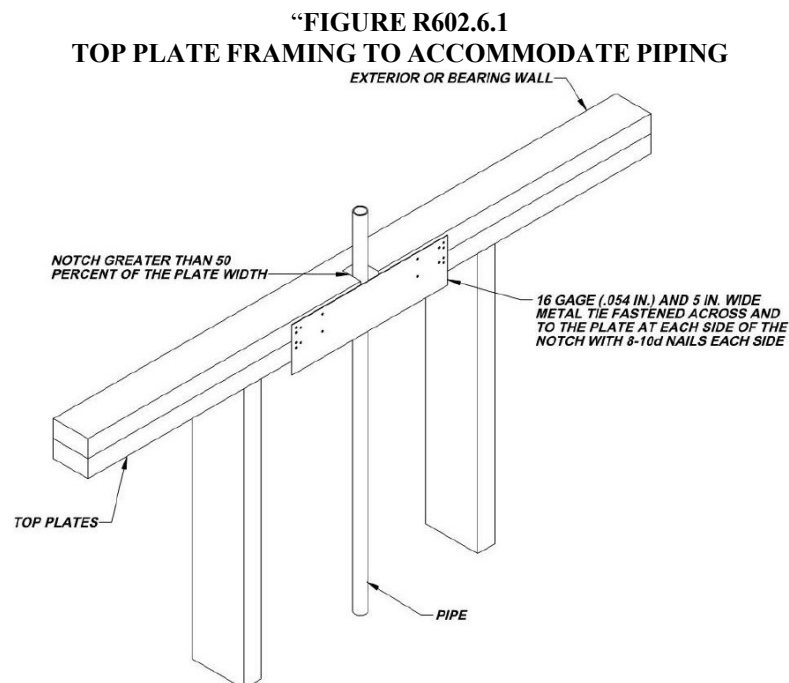
1132 “**R602.6.1 Drilling and notching of top plate.** When piping or ductwork is placed in or partly
1133 in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of
1134 the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054
1135 inch thick (1.37 mm) (16 ga) and 5 [11/2] inches (127 [38] mm) wide shall be fastened across
1136 and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter)
1137 nails having a minimum length of 11/2 inches (38 mm) at each side or equivalent. Fasteners
1138 will be offset to prevent splitting of the top plate material. The metal tie must extend a
1139 minimum of 6 inches past the opening. See Figure R602.6.1.

1140
1141 **Exception:** When the entire side of the wall with the notch or cut is covered by wood
1142 structural panel sheathing.”
1143

1144 Carryover COG

1145 **29. Figure R602.6.1, “Top Plate Framing to Accommodate Piping,” of Subsection**
1146 **R602.6, “Drilling and Notching of Studs,” of Section R602, “Wood Wall Framing,” of**
1147 **Chapter 6, “Wall Construction,” of the 2021 International Residential Code is deleted and**
1148 **replaced with a new Figure R602.6.1, “Top Plate Framing to Accommodate Piping,” to read**
1149 **as follows:**

1150
1151



PUBLIC COMMENT VERSION-October 1, 2022

1152 Carryover COG

1153
1154 **30. Subparagraph R703.8.4.1, “Size and Spacing,” of Paragraph R703.8.4,**
1155 **“Anchorage,” of Subsection R703.8, “Anchored Stone and Masonry Veneer, General,” of**
1156 **Section R703, “Exterior Covering,” of Chapter 7, “Wall Covering,” of the 2021 International**
1157 **Residential Code is amended to read as follows:**

1158 **“R703.8.4.1 Size and spacing.** Veneer ties, if strand wire, shall be not less in thickness
1159 than No. 9 U.S. gage [(0.148 inch) (4 mm)] wire and shall have a hook embedded in
1160 the mortar joint, or if sheet metal, shall be not less than No. 22 U.S. gage by [(0.0299
1161 inch) (0.76 mm)] 7/8 inch (22 mm) corrugated. Each tie shall support not more than
1162 2.67 square feet (0.25 m²) of wall area and shall be spaced not more than 32 inches
1163 (813 mm) on center horizontally and 24 inches (635 mm) on center vertically. In stud
1164 framed exterior walls, all ties must be anchored to studs as follows:
1165

- 1166 1. When studs are 16 inches (407 mm) on center, stud ties must be spaced no
1167 further apart than 24 inches (737 mm) vertically starting approximately 12
1168 inches (381 mm) from the foundation; or
1169
1170 2. When studs are 24 inches (610 mm) on center, stud ties must be spaced no
1171 further apart than 16 inches (483 mm) vertically starting approximately 8 inches
1172 (254 mm) from the foundation.
1173

1174 **Exception:** In Seismic Design Category D₀, D₁ or D₂ or townhouses in Seismic
1175 Design Category C or in wind areas of more than 30 pounds per square foot pressure
1176 (1.44 kPa), each tie shall support not more than 2 square feet (0.2 m²) of wall area.
1177

1178 **R703.8.4.1.1 Veneer ties around wall openings.** Additional metal ties shall be
1179 provided around wall openings greater than 16 inches (406 mm) in either
1180 dimension. Metal ties around the perimeter of openings shall be spaced not more
1181 than 3 feet (914 mm) on center and placed within 12 inches (305 mm) of the wall
1182 opening.”
1183

1184 Carryover COG

1185 **31. Subsection R902.1, “Roofing Covering Materials,” of Section R902, “Fire**
1186 **Classification,” of Chapter 9, “Roof Assemblies,” of the 2021 International Residential Code**
1187 **is amended to read as follows:**

1188 **“R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in
1189 Sections R904 and R905. Class A, B or C roofing shall be installed [~~in jurisdictions designated by~~
1190 ~~law as requiring their use or where the edge of the roof is less than 3 feet (914 mm) from a lot~~

PUBLIC COMMENT VERSION-October 1, 2022

1191 ~~line~~. Class A, B and C roofing required by this section to be listed shall be tested in accordance
1192 with UL 790 or ASTM E 108.

1193 **Exceptions:**

- 1194 1. Class A roof assemblies include those with coverings of brick, masonry and exposed
1195 concrete roof deck.
- 1196 2. Class A roof assemblies include ferrous or copper shingles or sheets, metal sheets and
1197 shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
- 1198 3. Class A roof assemblies include minimum 16 ounces per square foot copper sheets
1199 installed over combustible decks.
- 1200 4. Class A roof assemblies include slate installed over underlayment over combustible
1201 decks.
- 1202 5. Non-classified roof coverings are permitted on one-story detached *accessory structures*
1203 used as tool and storage sheds, playhouses and similar uses, provided the floor area
1204 does not exceed 200 square feet (18.58 m²).

1205 **Carryover Dallas**

1206 **32. Subsection R908.1, “General,” of Section R908, “Reroofing,” of Chapter 9,**

1207 **“Roof Assemblies,” of the 2021 International Residential Code is amended to read as follows:**

1208 **“R908.1 General.** Materials and methods of application used for re-covering or replacing an
1209 existing roof covering shall comply with the requirements of Chapter 9. All individual replacement
1210 shingles or shakes must comply with Section R902.1.

1211 **Exceptions:**

- 1212 1. *Reroofing* shall not be required to meet the minimum design slope requirement of one-
1213 quarter unit vertical in 12 units horizontal (2-percent slope) in Section R905 for roofs
1214 that provide *positive roof drainage*.
- 1215 2. For roofs that provide positive drainage, re-covering or replacing an existing roof
1216 covering shall not require the secondary (emergency overflow) drains or *scuppers* of
1217 Section R903.4.1 to be added to an existing roof.”

1218 **Carryover Dallas**

1219 **33. Paragraph R908.3.1, “Roof Re-Cover,” of Subsection R908.3, “Roof**

1220 **Replacement,” of Section R908, “Reroofing,” of Chapter 9, “Roof Assemblies,” of the 2021**

1221 **International Residential Code is amended to read as follows:**

PUBLIC COMMENT VERSION-October 1, 2022

1233 “**R908.3.1 Roof re-cover.** The installation of a new roof covering over an existing roof
1234 covering shall be permitted where any of the following conditions occur:
1235

- 1236 1. Where the new roof covering is installed in accordance with the roof covering
1237 manufacturer’s approved instructions
1238
- 1239 2. Complete and separate roofing systems, such as standing-seam metal roof systems, that
1240 are designed to transmit the roof loads directly to the building’s structural system and
1241 do not rely on existing roofs and roof coverings for support, shall not require the
1242 removal of existing roof coverings.
1243
- 1244 3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted
1245 to be installed over existing wood shake roofs where applied in accordance with Section
1246 R908.4.
1247
- 1248 4. The application of a new protective *roof coating* over an existing protective *roof*
1249 *coating, metal roof panel, metal roof shingle*, mineral surfaced roll roofing, built-up
1250 roof, modified bitumen roofing, thermoset and thermoplastic single-ply roofing and
1251 spray polyurethane foam roofing system shall be permitted without tear-off of existing
1252 roof coverings.
1253
- 1254 5. Where the application of a new roof covering results in not more than a total of two
1255 roof coverings and complies with all other provisions of this section.
1256

1257 **R908.3.1.1** A *roof recover* shall not be permitted where any of the following conditions
1258 occur:
1259

- 1260 1. Where the existing roof or roof covering is water soaked or has deteriorated to the
1261 point that the existing roof or roof covering is not adequate as a base for additional
1262 roofing.
1263
- 1264 2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
1265
- 1266 4. Where the existing roof has three [~~two~~] or more applications of any type of roof
1267 covering.”
1268

1269 Carryover Dallas

1270 34. Chapter 11[RE] “Energy Efficiency” of the 2021 Dallas One-and Two-Family
1271 Dwelling [International Residential] Code has been **deleted** in its entirety. Refer Chapter 11 [RE]
1272 of 2021 Dallas [International] Energy Conservation Code – Residential Provisions (IECC-R).
1273

1274 **35. Paragraph M1305.1.2, “Appliances in Attics,” of Subsection M1305.1, “Appliance**
1275 **Access for Inspection Service, Repair and Replacement,” of Section M1305, “Appliance**
1276
1277

PUBLIC COMMENT VERSION-October 1, 2022

1278 Access,” of Chapter 13, “General Mechanical System Requirements,” of the 2021
1279 International Residential Code is amended to read as follows:

1280 “**M1305.1.2 Appliances in attics.** *Attics containing appliances requiring access shall be*
1281 *provided with an opening and a clear and unobstructed passageway large enough to allow*
1282 *removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559*
1283 *mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the*
1284 *passageway from the opening to the appliance. The passageway shall have continuous solid*
1285 *flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service*
1286 *space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along*
1287 *all sides of the appliance where access is required. The clear access opening dimensions shall*
1288 *be a minimum of 20 inches by 30 inches (508 mm by 762 mm) or larger where such dimensions*
1289 *are not[, and] large enough to allow removal of the largest appliance. A walkway to an*
1290 *appliance must be rated as a floor as approved by the building official. As a minimum, provide*
1291 *one of the following for access to the attic space:*
1292

1293 1. A permanent stair.
1294

1295 2. A pull down stair with a minimum 300 lb (136 kg) capacity.
1296

1297 3. An access door from an upper floor.
1298

1299 An access panel may be used in lieu of Items 1, 2 or 3 due to structural conditions with
1300 prior approval of the building official.
1301

1302 **Exceptions:**

1303
1304 1. The passageway and level service space are not required where the *appliance* can
1305 be serviced and removed through the required opening.

1306
1307 2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and
1308 22 inches (559 mm) wide for its entire length, the passageway shall be not more
1309 than 50 feet (15,250 mm) long.
1310

1311 **M1305.1.2.1 Electrical requirements.** A luminaire controlled by a switch located at the
1312 required passageway opening and a receptacle outlet shall be installed at or near the
1313 *appliance* location in accordance with ~~Chapter 39~~ *Dallas Electrical Code*. Exposed lamps
1314 shall be protected from damage by location or lamp guards.”

1315
1316 **36. Subparagraph M1305.1.3.3, “Electrical Requirements,” of Paragraph**
1317 **M1305.1.3, “Appliances Under Floors,” of Subsection M1305.1, “Appliance Access for**
1318 **Inspection Service, Repair and Replacement,” of Section M1305, “Appliance Access,” of**

PUBLIC COMMENT VERSION-October 1, 2022

1319 **Chapter 13, “General Mechanical System Requirements,” of the 2021 International**
1320 **Residential Code is amended to read as follows:**

1321 **“M1305.1.3.3 Electrical requirements.** A luminaire controlled by a switch located at the
1322 required passageway opening and a receptacle outlet shall be installed at or near the
1323 *appliance* location in accordance with the *Dallas Electrical Code*. Low voltage wiring of
1324 50 volts or less must be installed in a manner to prevent physical damage [Chapter 39].
1325 Exposed lamps shall be protected from damage by location or lamp guards.”

1326
1327 **37. Subsection M1401.4, “Exterior Installations,” of Section M1401, “General,” of**
1328 **Chapter 14, “Heating and Cooling Equipment and Appliances,” of the 2021 International**

1329 **Residential Code is amended to read as follows:**

1330 **“M1401.4 Outdoor installations.** *Equipment* and *appliances* installed outdoors shall be *listed* and
1331 *labeled* for outdoor installation. Supports and foundations shall prevent excessive vibration,
1332 settlement or movement of the *equipment*. Supports and foundations shall be in accordance with
1333 Section M1305.1.3.1.

1334
1335 **M1401.4.1 Side yard clearances.** A unitary air conditioning unit installed in a required side
1336 yard must comply with the requirements of Section 51A-4.402(a)(4) of the *Dallas*
1337 *Development Code*.

1338
1339 **M1401.4.2 Low voltage wiring.** Low voltage wiring of 50 volts or less must be installed in
1340 an approved manner as defined in the *Dallas Electrical Code* in order to prevent physical
1341 damage to the wiring.”

1342
1343 **38. Subsection M1411.3, “Condensate Disposal,” of Section M1411, “Heating and**
1344 **Cooling Equipment,” of Chapter 14, “Heating and Cooling Equipment and Appliances,” of**

1345 **the 2021 International Residential Code is amended to read as follows:**

1346 **“M1411.3 Condensate disposal.** Condensate from all cooling coils or evaporators shall be
1347 conveyed from the drain pan outlet to an *approved* place of disposal. Such piping shall maintain
1348 a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12
1349 units horizontal (1-percent slope.) Condensate shall not discharge into a street, alley, or other areas
1350 where it would cause a nuisance.

1351
1352 **M1411.3.1 Auxiliary and secondary drain systems.** In addition to the requirements of
1353 Section M1411.3, a secondary drain or auxiliary drain pan shall be required for each cooling
1354 or evaporator coil where damage to any building components will occur as a result of overflow
1355 from the *equipment* drain pan or stoppage in the condensate drain piping. Such piping shall
1356 maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit

PUBLIC COMMENT VERSION-October 1, 2022

1357 vertical in 12 units horizontal (1-percent slope). Drain piping shall be a minimum of 3/4-inch
1358 (19 mm) nominal pipe size. One of the following methods shall be used:

- 1359
- 1360 1. An auxiliary drain pan with a separate drain shall be installed under the coils on which
1361 condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point
1362 of disposal to alert occupants in the event of a stoppage of the primary drain. The pan
1363 shall have a minimum depth of 1.5 inches (38 mm), shall not be less than 3 inches (76
1364 mm) larger than the unit or the coil dimensions in width and length and shall be
1365 constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a
1366 minimum thickness of not less than 0.0236-inch (0.6010 mm) (No. 24 Gage).
1367 Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6
1368 mm).
- 1369
- 1370 2. A separate overflow drain line shall be connected to the drain pan installed with the
1371 *equipment*. This overflow drain shall discharge to a conspicuous point of disposal to
1372 alert occupants in the event of a stoppage of the primary drain. The overflow drain line
1373 shall connect to the drain pan at a higher level than the primary drain connection.
1374
- 1375 3. An auxiliary drain pan without a separate drain line shall be installed under the coils
1376 on which condensation will occur. This pan shall be equipped with a water level
1377 detection device conforming to UL 508 that will shut off the *equipment* served prior to
1378 overflow of the pan. The pan shall be equipped with a fitting to allow for drainage. The
1379 auxiliary drain pan shall be constructed in accordance with Item 1 of this section. A
1380 water level detection device may be installed only with prior approval of the *building*
1381 *official*.
- 1382
- 1383 4. A water level detection device conforming to UL 508 shall be installed that will shut
1384 off the *equipment* served in the event that the primary drain is blocked. The device
1385 shall be installed in the primary drain line, the overflow drain line or the *equipment*-
1386 supplied drain pan, located at a point higher than the primary drain line connection and
1387 below the overflow rim of such pan. A water level detection device may be installed
1388 only with prior approval of the *building official*.
1389

1390 **M1411.3.1.1 Water-level monitoring devices.** On down-flow units and all other coils that
1391 do not have secondary drain or provisions to install a secondary or auxiliary drain pan, a
1392 water-level monitoring device shall be installed inside the primary drain pan. This device
1393 shall shut off the equipment served in the event that the primary drain becomes restricted.
1394 Devices shall not be installed in the drain line. A water level detection device may be
1395 installed only with prior approval of the *building official*.
1396

1397 **Exception:** Fuel-fired appliances that automatically shut down operation in the event
1398 of a stoppage in the condensate drainage system.
1399

1400 **M1411.3.1.2 Appliance, equipment and insulation in pans.** Where *appliance, equipment*
1401 or insulation are subject to water damage when auxiliary pans fill, that portion of the
1402 *appliance, equipment* and insulation shall be installed above the rim of the pan. Supports

PUBLIC COMMENT VERSION-October 1, 2022

1403 located inside the pan to support the *appliance* or *equipment* shall be water resistant and
1404 *approved*.

1405
1406 **M1411.3.2 Drain pipe materials and sizes.** Components of the condensate disposal system
1407 shall be ABS, cast iron, copper, cross-linked polyethylene, CPVC, galvanized steel, PE-RT,
1408 polyethylene, polypropylene or PVC pipe or tubing. Components shall be selected for the
1409 pressure and temperature rating of the installation. Joints and connections shall be made in
1410 accordance with the applicable provisions Chapter 30. Condensate waste and drain line size
1411 shall be not less than 3/4-inch (19 mm) nominal diameter from the drain pan connection to the
1412 place of condensate disposal. Where the drain pipes from more than one unit are manifolded
1413 together for condensate drainage, the pipe or tubing shall be sized in accordance with an
1414 *approved* method.

1415
1416 **M1411.3.3 Drain line maintenance.** Condensate drain lines shall be configured to permit the
1417 clearing of blockages and performance of maintenance without requiring the drain line to be
1418 cut.

1419
1420 **M1411.3.4 Appliances, equipment and insulation in pans.** Where *appliances, equipment* or
1421 insulation are subject to water damage when auxiliary drain pans fill, those portions of the
1422 *appliances, equipment* and insulation shall be installed above the flood level rim of the pan.
1423 Supports located inside of the pan to support the *appliance* or *equipment* shall be water resistant
1424 and *approved*.”

1425
1426
1427 **39. Subsection M1503.6, “Makeup Air Required,” of Section M1503, “Range**
1428 **Hoods,” of Chapter 15, “Exhaust Systems” of the 2021 International Residential Code is**
1429 **amended to read as follows:**

1430 **“M1503.6 Makeup air required.** Where one or more gas, liquid or solid fuel-burning appliance
1431 that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling
1432 unit’s air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute
1433 (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximately
1434 equal to the difference between exhaust air rate and 400 cubic feet per minute (0.19 m³/s). Such
1435 makeup air systems shall be equipped with not fewer than one damper complying with Section
1436 M1503.6.2.
1437

1438 **Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose
1439 of space cooling and intended to be operated only when windows or other air inlets are open.
1440 Where all appliances in the house are of sealed combustion, power-vent, unvented or electric,
1441 the exhaust hood system is permitted to exhaust up to 600 cubic feet per minute (0.28 m³/s)
1442 without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600
1443 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air rate approximately equal
1444 to the difference between the exhausted air rate and 600 cubic feet per minute (0.28 m³/s).”

PUBLIC COMMENT VERSION-October 1, 2022

1445 **M1503.6.1 Location.** Kitchen exhaust makeup air shall be discharged into the same room in
1446 which the exhaust system is located or into rooms or *duct systems* that communicate through
1447 one or more permanent openings with the room in which such system is located. Such
1448 permanent openings shall have a net cross-sectional area not less than the required area of the
1449 makeup air supply openings.

1450
1451 **M1503.6.2 Makeup air dampers.** Where makeup air is required by Section M1503.6, makeup
1452 air dampers shall comply with this section. Each damper shall be a gravity damper or an
1453 electrically operated damper that automatically opens when the exhaust system operates.
1454 Dampers shall be located to allow access for inspection, service, repair and replacement
1455 without removing permanent construction or any other ducts not connected to the damper being
1456 inspected, serviced, repaired or replaced. Gravity or barometric dampers shall not be used in
1457 passive makeup air systems except where the dampers are rated to provide the design makeup
1458 airflow at a pressure differential of 0.01 in. w.c. (3Pa) or less.

1459
1460 **40. Subsection M1505.2, “Recirculation of Air,” of Section M1505, “Mechanical
1461 Ventilation,” of Chapter 15, “Exhaust Systems,” of the 2021 International Residential Code
1462 is amended to read as follows:**

1463 **“M1505.2 Recirculation of air.** Exhaust air from bathrooms and toilet rooms shall not be
1464 recirculated within a residence or to another *dwelling unit* and shall be exhausted directly to the
1465 outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an *attic*, crawl
1466 space or other areas inside the building. This section shall not prohibit the installation of ductless
1467 range hoods in accordance with the exception to Section M1503.3.
1468

1469 **Exception:** Toilet rooms within private dwellings that contain only a water closet, lavatory or
1470 combination thereof may be ventilated with an approved mechanical recirculating fan or
1471 similar device designed to remove odors from the air.”
1472

1473 **41. Subsection G2412.5 (401.5), “Identification,” of Section G2412 (401),
1474 “General,” of Chapter 24, “Fuel Gas,” of the 2021 International Residential Code is added
1475 to read as follows:**

1476 **“G2412.5 (401.5) Identification.** For other than steel *pipe and CSST*, exposed *pipng* shall be
1477 identified by a yellow label marked “Gas” in black letters. The marking shall be spaced at intervals
1478 not exceeding 5 feet (1524 mm). The marking shall not be required on *pipng* located in the same
1479 room as the *appliance* served. CSST shall be identified by ANSI LC1/CSA 6.26. Both ends of
1480 each section of medium pressure shall identify its operating gas pressure with an approved tag.
1481 The tags are to be composed of aluminum or stainless steel and the following wording shall be
1482 stamped into the tag:
1483

1484 **WARNING**

PUBLIC COMMENT VERSION-October 1, 2022

1485 ½ to 5 psi gas pressure
1486 Do Not Remove.”
1487

1488 **42. Subsection G2415.12 (404.12), “Minimum Burial Depth,” of Section G2415**
1489 **(404), “Piping System Installation,” of Chapter 24, “Fuel Gas,” of the 2021 International**
1490 **Residential Code is amended to read as follows:**

1491 **“G2415.12 (404.12) Minimum burial depth.** Underground *piping systems* shall be installed a
1492 minimum depth of 18 [12] inches (458 [305] mm), measured from top of pipe to existing [below]
1493 grade[, except as provided for in Section G2415.10.1.
1494

1495 ~~**G2415.12.1 (404.12.1) Individual outside appliances.** Individual lines to outside lights, grills~~
1496 ~~or other *appliances* shall be installed a minimum of 8 inches (203 mm) below finished grade,~~
1497 ~~provided that such installation is *approved* and is installed in locations not susceptible to~~
1498 ~~physical damage.]”~~
1499

1500 **43. Subsection G2417.4 (406.4), “Test Pressure Measurement,” of Section G2417**
1501 **(406), “Inspection, Testing and Purging,” of Chapter 24, “Fuel Gas,” of the 2021**
1502 **International Residential Code is amended to read as follows:**

1503 **“G2417.4 (406.4) Test pressure measurement.** Test pressure shall be measured with [a
1504 ~~manometer or with~~] a pressure-measuring device designed and calibrated to read, record, or
1505 indicate a pressure loss caused by leakage during the *pressure test* period. The source of pressure
1506 shall be isolated before the *pressure tests* are made. [~~Mechanical gauges used to measure test~~
1507 ~~pressures shall have a range such that the highest end of the scale is not greater than five times the~~
1508 ~~test pressure.]”~~

1509 ~~**G2417.4.1 (406.4.1) Test pressure.** The test pressure to be used shall be not less than [one~~
1510 ~~and one-half times the proposed maximum working pressure, but not less than] 3 psig (20 kPa~~
1511 ~~gauge). For tests requiring a pressure of 3 psig, diaphragm gauges must utilize a dial with a~~
1512 ~~minimum diameter of 3 ½ inches, a set hand, 1/10 pound increments and pressure range not to~~
1513 ~~exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig,~~
1514 ~~diaphragm gauges must utilize a dial with a minimum diameter of 3 ½ inches, a set hand, a~~
1515 ~~minimum of 2/10 pound increments and a pressure range not to exceed 20 psi. For welded~~
1516 ~~piping, and for piping carrying gas at pressures in excess of 14 inches water column pressure~~
1517 ~~(3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the~~
1518 ~~test pressure must not be less than 10 pounds per square inch (69.6 kPa). For piping carrying~~
1519 ~~gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure~~
1520 ~~must be not less than one and one-half times the proposed maximum working pressure. [;~~
1521 ~~irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the~~
1522 ~~test pressure shall not exceed a value that produces a hoop stress in the *piping* greater than 50~~
1523 ~~percent of the specified minimum yield strength of the *pipe*.]~~

PUBLIC COMMENT VERSION-October 1, 2022

1524 Diaphragm gauges used for testing must display a current calibration and be in good
1525 working condition. The appropriate test must be applied to the diaphragm gauge used for
1526 testing.
1527

1528 **G2417.4.2 (406.4.2) Test duration.** The test duration shall be held for a length of time
1529 satisfactory to the *building official*, but in no case for ~~not~~ less than 15 [40] minutes. For
1530 welded piping, and for piping carrying gas at pressures in excess of 14 inches water column
1531 pressure (3.48 kPa), the test duration must be held for a length of time satisfactory to the
1532 *building official*, but in no case for less than 30 minutes.”
1533
1534

1535 **44. Subsection G2420.1 (409.1), “General,” of Section G2420 (409), “Shutoff Valves,”**
1536 **of Chapter 24, “Fuel Gas,” of the 2021 International Residential Code is amended by adding**
1537 **a new Paragraph G2420.1.4, “Valves in CSST Installations,” to read as follows:**

1538 **“G2420.1.4 Valves in CSST installations.** Shutoff valves installed with corrugated stainless
1539 steel (CSST) piping systems must be supported with an approved termination fitting, or
1540 equivalent support, suitable for the size of the valves, of adequate strength and quality, and
1541 located at intervals so as to prevent or damp out excessive vibration, but in no case greater than
1542 12 inches from the center of the valve. Supports must be installed so as not to interfere with
1543 the free expansion and contraction of the system's piping, fittings and valves between anchors.
1544 All valves and supports must be designed and installed so they will not be disengaged by
1545 movement of the supporting piping.”
1546

1547 **45. Subparagraph G2422.1.2.3 (411.1.3.3), “Prohibited Locations and Penetrations,” of**
1548 **Paragraph G2422.1.2 (411.1.3), “Connector Installation,” of Subsection G2422.1 (411.1),**
1549 **“Connecting Appliances,” of Section G2422 (411), “Appliance Connections,” of Chapter 24,**
1550 **“Fuel Gas,” of the 2021 International Residential Code is amended to read as follows:**

1551 **“G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations.** Connectors shall not
1552 be concealed within, or extended through, walls, floors, partitions, ceilings, or *appliance*
1553 housings.

1554 **Exceptions:**

1555 ~~1. Connectors constructed of materials allowed for *piping systems* in accordance~~
1556 ~~with Section G2414 shall be permitted to pass through walls, floors, partitions~~
1557 ~~and ceilings where installed in accordance with Section G2420.5.2 or G2420.5.3~~

1558 1. 2. Rigid black steel *pipe* connectors shall be permitted to extend through
1559 openings in *appliance* housings.

PUBLIC COMMENT VERSION-October 1, 2022

1560 2.3. *Fireplace* inserts that are factory equipped with grommets, sleeves or other
1561 means of protection in accordance with the listing of the *appliance*.

1562 4. ~~Semirigid tubing and listed connectors shall be permitted to extend through an~~
1563 ~~opening in an appliance housing, cabinet or casing where the tubing or~~
1564 ~~connector is protected against damage.”~~

1565 **46. Subsection G2445.2 (621.2), “Prohibited Use,” of Section G2445 (621),**
1566 **“Unvented Room Heaters,” of Chapter 24, “Fuel Gas,” of the 2021 International Residential**
1567 **Code is amended to read as follows:**

1568 **“G2445.2 (621.2) Prohibited use.** One or more *unvented room heaters* shall not be used as the
1569 sole source of comfort heating in a *dwelling unit*.

1570 **Exception:** Existing *approved* unvented heaters may continue to be used in *dwelling units*, in
1571 accordance with the code provisions in effect when installed, when *approved* by the *building*
1572 *official* unless an unsafe condition is determined to exist as described in Section 203 of Chapter
1573 52 of the *Dallas City Code*, “Administrative Procedures for the Construction Codes.”

1574 **47. Paragraph P2603.5.1, “Sewer Depth,” of Subsection P2603.5, “Freezing,” of Section**
1575 **P2603, “Structural and Piping Protection,” of Chapter 26, “General Plumbing**
1576 **Requirements,” of the 2021 International Residential Code is amended to read as follows:**

1577 **“P2603.5.1 Sewer depth.** ~~[*Building sewers* that connect to private sewage disposal systems~~
1578 ~~shall be a not less than [NUMBER] inches (mm) below finished *grade* at the point of septic~~
1579 ~~*tank connection*.] *Building sewers* shall be a minimum of 12 [NUMBER] inches (304 mm)~~
1580 ~~below *grade*.”~~

1581 **48. Subsection P2718.1, “Waste Connection,” of Section P2718, “Clothes Washing**
1582 **Machine,” of Chapter 27, “Plumbing Fixtures,” of the 2021 International Residential Code**
1583 **is amended to read as follows:**

1584 **“P2718.1 Waste connection.** The discharge from clothes washing machine shall be through an
1585 *air break* into a standpipe. Standpipes must be individually trapped. Standpipes must extend not
1586 less than 18 inches (457 mm) but not greater than 42 inches (1066 mm) above the trap weir. Access
1587 must be provided to all standpipes and drains for rodding. A trap serving a standpipe cannot be
1588 installed below the floor.”
1589

PUBLIC COMMENT VERSION-October 1, 2022

1590 **49. Paragraph P2801.6.1, “Pan Size and Drain,” of Subsection P2801.6, “Required**
1591 **Pan,” of Section P2801, “General,” of Chapter 28, “Water Heaters” of the 2021**
1592 **International Residential Code is amended to read as follows:**

1593 **“P2801.6.1 Pan size and drain.** The pan shall be not less than 1 1/2 inches (38 mm) deep and
1594 shall be of sufficient size and shape to receive dripping or condensate from the tank or water
1595 heater. The pan shall be drained by an indirect waste pipe of not less than 3/4 inch (19 mm)
1596 diameter. Piping for safety pan drains shall be of those materials indicated in Table P2905.5.
1597 Where a pan drain was not previously installed, a pan drain shall not be required for a
1598 replacement water heater installation.

1599
1600 **Exception:** Multiple pan drains may terminate to a single discharge piping system when
1601 *approved* by the administrative authority and permitted by the water heaters manufacturer
1602 installation instructions and installed according to manufacturer’s instructions.”
1603
1604

1605 **50. Subsection P2804.6, “Installation of Relief Valves,” of Section P2804, “Relief**
1606 **Valves,” of Chapter 28, “Water Heaters,” of the 2021 International Residential Code is**
1607 **amended to read as follows:**

1608
1609 **“P2804.6.1 Requirements for discharge pipe.** The discharge piping serving a pressure-relief
1610 valve, temperature-relief valve or combination valve shall:

- 1611
- 1612 1. Not be directly connected to the drainage system.
 - 1613
 - 1614 2. Discharge through an air gap [~~located in the same room as the water heater~~].
 - 1615
 - 1616 3. Not be smaller than the diameter of the outlet of the valve served and shall discharge
 - 1617 full size to the air gap.
 - 1618
 - 1619 4. Serve a single relief device and shall not connect to piping serving any other relief
 - 1620 device or equipment.

1621
1622 **Exception:** Multiple relief devices may be installed to a single T&P discharge piping
1623 system when first approved by the *building official* and permitted by the manufacturer’s
1624 installation instructions and installed pursuant to those instructions.
1625

- 1626 5. Discharge to ~~the floor, to the pan serving the water heater or storage tank, to a waste~~
1627 ~~receptor~~ an approved location or to the outdoors.
- 1628
- 1629 6. Discharge in a manner that does not cause personal injury or structural damage.

PUBLIC COMMENT VERSION-October 1, 2022

1630 7. Discharge to a termination point that is readily observable by the building occupants.

1631
1632 8. Not be trapped.

1633
1634 9. Be installed to flow by gravity.

1635
1636 10. Terminate not more than 6 inches (152 mm) and not less two times the discharge pipe
1637 diameter above the floor or waste receptor flood level rim.

1638
1639 11. Not have a threaded connection at the end of the piping.

1640
1641 12. Not have valves or tee fittings.

1642
1643 13. Be constructed of those materials listed in Section P2904.5 or materials tested, rated
1644 and *approved* for such use in accordance with ASME A112.4.1

1645
1646 14. Be one nominal size larger than the size of the relief-valve outlet, where the relief-valve
1647 discharge piping is constructed of PEX or PE-RT tubing. The outlet end of such tubing shall
1648 be fastened in place.”

1649
1650 **51. Paragraph P2902.5.3, “Lawn Irrigation Systems,” of Subsection P2902.5,**
1651 **“Protection of Potable Water Connections,” of Section P2902, “Protection of Potable Water**
1652 **Supply,” of Chapter 29, “Water Supply and Distribution,” of the 2021 International**
1653 **Residential Code is amended to read as follows:**

1654 **“P2902.5.3 Lawn irrigation systems.** The potable water supply to lawn irrigation systems
1655 shall be protected against backflow by an atmospheric vacuum breaker, a pressure vacuum
1656 breaker assembly, a double-check assembly or a reduced pressure principle backflow
1657 prevention assembly. Valves shall not be installed downstream from an atmospheric vacuum
1658 breaker. Where chemicals are introduced into the system, the potable water supply shall be
1659 protected against backflow by a reduced pressure principle backflow prevention assembly.”

1660
1661 **52. Subsection P2903.2, “Maximum Flow and Water Consumption,” of Section**
1662 **P2903, “Water-Supply System,” of Chapter 29, “Water Supply and Distribution,” of the**
1663 **2021 International Residential Code is amended to read as follows:**

1664 **“P2903.2 Maximum flow and water consumption.** Where the state-mandated maximum flow
1665 rate is more restrictive than those of this section, the state flow rate prevails. [~~The maximum water~~
1666 ~~consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in~~
1667 ~~accordance with Table P2903.2.]”~~

PUBLIC COMMENT VERSION-October 1, 2022

1668 **53. Paragraph P2903.9.1, “Service Valve,” of Subsection P2903.9, “Valves,” of**
1669 **Section P2903, “Water-Supply System,” of Chapter 29, “Water Supply and Distribution,” of**
1670 **the 2021 International Residential Code is amended to read as follows:**

1671 **“P2903.9.1 Service valve.** Each *dwelling unit* shall be provided with an accessible main
1672 shutoff valve near the entrance of the water service. The valve shall be of a full-open type
1673 having nominal restriction to flow [~~with provision for drainage such as a bleed orifice or~~
1674 ~~installation of a separate drain valve. Additionally, the water service shall be valved at the curb~~
1675 ~~or lot line in accordance with local requirements].”~~

1677 **54. Section P2904, “Dwelling Unit Fire Sprinkler Systems,” of Chapter 29, “Water**
1678 **Supply and Distribution,” of the 2021 International Residential Code is deleted and replaced**
1679 **with a new Section P2904, “Dwelling Unit Fire Sprinkler Systems,” to read as follows:**

“SECTION P2904

DWELLING UNIT FIRE SPRINKLER SYSTEMS

1680
1681
1682
1683 **P2904.1 General.** The design and installation of multipurpose residential fire sprinkler systems
1684 must be in accordance with the most current edition of NFPA 13D.”

1685
1686 **55. Section P3111, “Combination Waste and Vent System,” of Chapter 31,**
1687 **“Vents,” of the 2021 International Residential Code is deleted.**

1688
1689 **56. Subsection P3112.2, “Vent Connection,” of Section P3112, “Island Fixture**
1690 **Venting,” of Chapter 31, “Vents,” of the 2021 International Residential Code is deleted and**
1691 **replaced with a new Subsection P3112.2, “Installation,” to read as follows:**

1692
1693 **“P3112.2 Installation.** Traps for island sinks and similar equipment must be roughed in above the
1694 floor and may be vented by extending the vent as high as possible, but not less than the drain board
1695 height and then returning it downward and connecting it to the horizontal sink drain immediately
1696 downstream from the vertical fixture drain. The return vent must be connected to the horizontal
1697 drain through a wye-branch fitting and must, in addition, be provided with a foot vent taken off
1698 the vertical fixture vent by means of a wye-branch immediately below the floor and extending to
1699 the nearest partition and then through the roof to the open air or may be connected to other vents at
1700 a point not less than 6 inches (152 mm) above the flood level rim of the fixtures served. Drainage
1701 fittings must be used on all parts of the vent below the floor level and minimum slope of ¼ inch per
1702 foot (20.9 mm/m) back to the drain must be maintained. The return bend used

PUBLIC COMMENT VERSION-October 1, 2022

1703 under the drain board must be a one piece fitting or an assembly of a 45 degree (0.79 radius), a 90
1704 degree (1.6 radius) and a 45 degree (0.79 radius) elbow in the order named. Pipe sizing must be
1705 as elsewhere required in this code. The island sink drain, upstream of the return vent, must serve
1706 no other fixtures. An accessible cleanout must be installed in the vertical portion of the foot vent.”

1707
1708 **57. Chapter 34, “General Requirements,” of the 2021 International Residential**
1709
1710 **Code is deleted and replaced with a new Chapter 34, “General Requirements,” to read as**
1711 **follows:**

1712 **“CHAPTER 34**
1713 **GENERAL REQUIREMENTS**
1714 **SECTION E3401**
1715 **GENERAL**
1716

1717 **E3401.1 Applicability.** The provisions of the *Dallas Electrical Code* establish the general scope
1718 of the electrical system and equipment requirements of this code.”

1719
1720 **58. Chapter 35, “Electrical Definitions”; Chapter 36, “Services”; Chapter 37,**
1721 **“Branch Circuit and Feeder Requirements”; Chapter 38, “Wiring Methods”; Chapter 39,**
1722 **“Power and Lighting Distribution”; Chapter 40, “Devices and Luminaires”; Chapter 41,**
1723 **“Appliance Installation”; Chapter 43, “Class 2 Remote-Control, Signaling and Power-**
1724 **Limited Circuits,” of the 2021 International Residential Code are deleted.**

1725 **59. The ASME standards of Chapter 44, “Referenced Standards,” of the 2021**
1726 **International Residential Code are amended by adding the following standard to read as**
1727 **follows:**

1728 “A112.19.14—2006 (R2011) Six-Liter Water Closets Equipped With a Dual Flushing Device 328.5.2.1,
1729 328.5.2.2”

1730
1731 **60. The ASTM standards of Chapter 44, “Referenced Standards,” of the 2021**
1732 **International Residential Code are amended by amending the following standard to read as**
1733 **follows:**

1734 “E 119—2012a Test Methods for Fire Tests of Building Construction and Materials..... Table R302.1(1),
1735 Table R302.1(2), R302.2, [~~R302.2.2~~,] R302.3, R302.4.1, R302.11.1”

PUBLIC COMMENT VERSION-October 1, 2022

1736 **61. The ICC standards of Chapter 44, “Referenced Standards,” of the 2021**
1737 **International Residential Code are amended by adding or amending the following standards**
1738 **to read as follows:**

1739 “ICC/ANSI A117.1 —09 Accessible and Usable Buildings and Facilities R321.3, P2709.1”
1740
1741 “ICC 700—12 National Green Building Standard 328.2”
1742

1743
1744 **62. The NFPA standards of Chapter 44, “Referenced Standards,” of the 2021**
1745 **International Residential Code are amended by amending the following standards to read as**
1746 **follows:**

1747 “[~~70—14~~][11] National Electrical Code E3401.1, E3401.2, E4301.1, Table E4303.2,
1748 E4304.3, E4304.4, ~~R324.3~~”
1749

1750 **63. The NSF standards of Chapter 44, “Referenced Standards,” of the 2021**
1751 **International Residential Code are amended by deleting the following standard as follows:**

1752 “[~~372—2010~~ Drinking Water Systems Components—Lead Content. P2906.2.1]”

1753 **64. The UL standards of Chapter 44, “Referenced Standards,” of the 2021**
1754 **International Residential Code are amended by amending or deleting the following**
1755 **standards to read as follows:**

1756 “[~~174—04~~ Household Electric Storage Tank Water Heaters—
1757 with revisions through September 2012 M2005.1]”
1758

1759 “[~~732—2010~~ Oil Fired Storage Tank Water Heaters—with revisions through April 2010..... M2005.1]”
1760

1761 “2523—09 Standard for Solid Fuel-fired Hydronic Heating Appliances, Water Heaters and Boilers—
1762 with revisions through February 2013 [~~M2005.1~~] M2001.1.1”
1763

1764 **Carryover Dallas**

1765 **65. The 2021 International Residential Code is amended by adding a new Chapter 45,**
1766 **“Building Security,” to read as follows:**

1767 **“CHAPTER 45** 1768 **BUILDING SECURITY**

PUBLIC COMMENT VERSION-October 1, 2022

SECTION S4510 PURPOSE

S4510.1 General. The purpose of this chapter is to establish minimum standards to make dwelling units resistant to unlawful entry.

SECTION S4511 SCOPE

S4511.1 General. The provisions of this chapter apply to the following openings:

1. Openings into dwellings of townhouses and townhomes.
2. Openings into dwelling units.
3. Openings between attached garages and the dwelling units.
4. Openings into attached garages.

Exceptions:

1. An opening in an exterior wall when all portions of the opening are more than 12 feet (3656.6 mm) vertically or 6 feet (1826.8 mm) horizontally from an accessible surface of any adjoining yard, court, passageway, public way, walk, breezeway, patio, planter, porch or similar area.
2. All openings in an exterior wall when all portions of the opening are more than 12 feet (3656.6 mm) vertically or 6 feet (1826.8 mm) horizontally from the surface of any adjoining roof, balcony landing, stair tread, platform or similar structure, or when any portion of such surface is more than 12 feet (3656.6 mm) above an accessible surface.
3. All openings in a roof when all portions of such roof are more than 12 feet (3656.6 mm) above an accessible surface.
4. An opening where the smaller dimension is 6 inches (152.4 mm) or less, provided that the closest edge of the opening is at least 40 inches (1016 mm) from the locking device of a door.
5. An opening protected by required fire door assemblies having a fire-endurance rating of not less than 45 minutes.

SECTION S4512 OBSTRUCTING MEANS OF EGRESS

S4512.1 General. Security methods shall not create a hazard to life by obstructing any means of egress or any opening that is classified as an emergency exiting facility. Security provisions contained in this chapter do not supersede or waive the safety provisions relative to latching or

PUBLIC COMMENT VERSION-October 1, 2022

1815 locking devices on means of egress doors or egress windows required by any other provision of
1816 this code.

1817
1818 **S4512.2 Emergency escape or rescue windows.** Bars, grilles, grates or similar security or
1819 secondary locking devices may be installed on emergency escape or rescue windows or doors
1820 required by Section R310 of this code, provided the following:

- 1821
- 1822 1. Such devices are equipped with approved release mechanisms that are operable from the
1823 inside without the use of a key or special knowledge or effort.
 - 1824
 - 1825 2. The building is equipped with smoke alarms installed in accordance with the *Dallas Fire*
1826 *Code* and Section R314 of this code.
- 1827

1828 SECTION S4513 1829 ENTRY VISION

1830
1831 **S4513.1 Vision required.** All main or front entry doors to dwelling units shall be arranged so that
1832 the occupant has a view of the area immediately outside the door without opening the door. The
1833 view may be provided by a door viewer having a field of view of not less than 180 degrees or
1834 through a window or view port.

1835
1836 **S4513.2 Glazing separation.** Breakable glass should not be installed within 40 inches (1016 mm)
1837 of a door-locking device.

1838 **Exceptions:**

- 1839
- 1840 1. For required means of egress doors and emergency escape or rescue doors, glazing may
1841 be installed within 40 inches (1016 mm) of the locking device if the glass is laminated,
1842 patterned, wired, obscured or protected by approved bars, grilles or grates.
 - 1843
 - 1844 2. For other doors, glazing may be installed within 40 inches (1016 mm) of a locking
1845 device that is key-opened from both the inside and the outside.
- 1846
1847

1848 SECTION S4514 1849 SWINGING DOORS

1850
1851 **S4514.1 General.** Swinging doors regulated by this chapter shall comply with the following:

- 1852 1. Wood doors shall be solid core and not less than 1³/₈-inches (34.92 mm) thick.
- 1853
- 1854 2. Double doors shall have the inactive leaf secured by header and threshold bolts that
1855 penetrate metal strike plates. The bolts shall be flush-mounted in the door edge whenever
1856 breakable glass is located within 40 inches (1016 mm) of the bolts.
- 1857
- 1858 3. Dutch doors shall have concealed flush-bolt locking devices to interlock the upper and
1859 lower halves.

1860 **S4514.2 Strike plate installations.** In wood-frame construction, any open space between

PUBLIC COMMENT VERSION-October 1, 2022

1861 trimmers and wood doorjambs shall be solid-shimmed by a single piece extending not less than 6
1862 inches (152.4 mm) above and below the strike plate.

1863
1864 Strike plates shall be attached to wood with not less than two No. 8 by 2-inch (50.8 mm) screws.
1865 Strike plates when attached to metal shall be attached with not less than two No. 8 machine screws.
1866

1867 **S4514.3 Hinges.** Hinges that are exposed to the exterior shall be equipped with nonremovable
1868 hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing
1869 the hinge pins.

1870
1871 **S4514.4 Locking hardware.** Single swinging doors and the active leaf of double doors shall be
1872 equipped with an approved exterior key-operated dead bolt which shall lock with a minimum bolt
1873 throw of 1 inch (25.4 mm) through a metal strike plate. When mounted on an exit door or a required
1874 emergency escape or rescue door, the dead bolt lock shall be operable from the inside without the
1875 use of a key or any special knowledge or effort. See Chapter 10 for other exit door requirements.
1876

1877 SECTION S4515 1878 WINDOWS AND SLIDING DOORS

1879
1880 **S4515.1 General requirements.** When regulated by this chapter, openable windows and sliding
1881 door assemblies shall be secured by a primary lock or sash operator and by either of the following:
1882

- 1883 1. A secondary locking device consisting of screws, dowels, pinning devices or key-operated
1884 locks designed to prevent opening by lifting or prying.
- 1885 2. Approved bars, grilles or grates.
1886

1887
1888 Jalousie or louvered windows do not comply with this section unless protected with approved
1889 bars, grilles or grates. Installation of secondary locking devices or bars, grilles or grates on required
1890 emergency escape windows or doors shall comply with Section 1003.
1891

1892 SECTION S4516 1893 GARAGE DOORS

1894
1895 **S4516.1 General requirements.** Vehicle access doors in enclosed attached garages shall be
1896 equipped with a security device or locking devices.
1897

1898 SECTION S4517 1899 ALTERNATE MATERIALS OR METHODS

1900
1901 **S4517.1 General.** The provisions of this chapter are not intended to prevent the use of any
1902 material, device, hardware or method not specifically prescribed in this chapter, when such
1903 alternate provides equivalent security and is approved by the *building official*.”

PUBLIC COMMENT VERSION-October 1, 2022

1904 Carryover Dallas

1905 66. Appendix AE, “Manufactured Housing Used as Dwellings,” of the 2021

1906 International Residential Code is adopted with the following amendments:

1907 A. Appendix AE, “Manufacture Housing Used as Dwellings,” is retitled to read as
1908 follows:
1909

1910
1911 **“APPENDIX AE**
1912 **PREFABRICATED [MANUFACTURED] HOUSING USED AS DWELLINGS**
1913

1914 [~~The provisions contained in this appendix are not mandatory unless specifically referenced in the~~
1915 ~~adopting ordinance.~~”
1916

1917 B. Section AE101, “Scope,” is amended to read as follows:

1918
1919 **“SECTION AE101**
1920 **SCOPE**

1921
1922 **AE101.1 Industrialized housing.** *All industrialized housing* is subject to the Texas Industrialized
1923 *Housing and Building Act, Texas Civil Statutes, Article 5221f-1 and Texas Civil Statutes, Article*
1924 *1900.*

1925
1926 **AE101.2 Manufactured housing.** *All manufactured housing* is subject to the Texas
1927 *Manufactured Housing Standards Act, Texas Revised Civil Statutes, Article 5221f.*

1928
1929 **AE101.3 Prefabricated housing [General].** These provisions shall be applicable only to a
1930 *prefabricated [manufactured] home* used as a single *or two-family dwelling unit* [~~installed on~~
1931 ~~privately owned (nonrental) lots~~] and shall apply to the following:
1932

- 1933 1. Construction, *alteration* and repair of any foundation system that is necessary to provide
1934 for the installation of *an industrialized housing* [~~a manufactured home~~] unit.
1935
- 1936 2. Construction, installation, *addition, alteration*, repair or maintenance of the building
1937 service *equipment* that is necessary for connecting *prefabricated [manufactured] homes* to
1938 water, fuel, or power supplies and sewage systems.
- 1939
1940 3. [~~Alterations, a~~] *Additions* [~~or repairs to~~] existing *prefabricated [manufactured] homes*. The
1941 construction, *alteration*, moving, demolition, repair and use of accessory buildings and
1942 structures, and their building service *equipment*, shall comply with the requirements of the
1943 codes adopted by this *jurisdiction*.
1944

1945 These provisions shall not be applicable to the design and construction of *manufactured homes*
1946 and shall not be deemed to authorize either modifications or *additions to manufactured homes*
1947 where otherwise prohibited.

PUBLIC COMMENT VERSION-October 1, 2022

1948 **AE101.2 Flood hazard areas.** New and replacement prefabricated [*manufactured*] homes to be
1949 installed in flood hazard areas as established in Table R301.2(1) shall meet the applicable
1950 requirements of Section R322 or the floodplain regulations of the Dallas Development Code.
1951

1952 **AE101.4 State mandatory codes.** 1953

1954 **AE101.4.1 Electrical code.** In addition to complying with Subsection AE 101.4.2,
1955 industrialized housing and buildings must be constructed to meet or exceed the requirements
1956 and standards of the *National Electrical Code*, published by the National Fire Protection
1957 Association, as that code existed on January 1, 1985.
1958

1959 **AE101.4.2 Other codes.** Industrialized housing and buildings erected or installed in a
1960 municipality must be constructed to meet or exceed the requirements and standards of the
1961 *Uniform Building Code, Uniform Plumbing Code, and Uniform Mechanical Code*, published
1962 by the International Conference of Building Officials, as those codes existed on January 1,
1963 1985.
1964

1965 **AE101.5 Building code amendment.** If a code described by AE101.4 is amended by the
1966 council after January 1, 1985, the requirements and standards of the amended code shall be
1967 used in place of the January 1, 1985 editions.
1968

1969 **AE101.6 Local code amendment.** The building official may not require or enforce, as a
1970 prerequisite for granting or approving a building or construction permit or certificate of
1971 occupancy, an amendment to a code described by Section AE101.4.
1972

1973 **AE101.7 Effect of mandatory building code amendment.** Industrialized housing that bears
1974 an approved decal or insignia indicating that the building complies with the mandatory building
1975 codes and that has not been modified or altered is considered to be in compliance with a new
1976 mandatory building code adopted by the council or an amendment to a code approved by the
1977 council under Section AE101.5 or AE101.6.
1978

1979 **AE101.8 Alterations, additions or repairs to existing industrialized homes.** Alterations,
1980 additions or repairs to existing *industrialized homes* shall comply with the *Dallas One- and*
1981 *Two-Family Dwelling Code* and Section 103.1 of Chapter 52 of the *Dallas City Code*.
1982

1983 **AE101.9 Relocated industrialized housing.** Relocated *industrialized housing* is treated as
1984 moved buildings in accordance with Section 309 of the *Dallas Existing Building Code*.”

1985 C. Section AE102, “Application to Existing Manufactured Homes and
1986 Building Service Equipment,” is deleted.

1987 D. Subsection AE201.1, “General,” of Section AE201, “Definitions,” is
1988 amended to read as follows:

PUBLIC COMMENT VERSION-October 1, 2022

1989 **AE201.1 General.** For the purpose of these provisions, certain abbreviations, terms, phrases,
1990 words and their derivatives shall be construed as defined or specified herein.

1991
1992 **ACCESSORY BUILDING.** Any building or structure or portion thereto, located on the same
1993 property as a prefabricated [~~manufactured~~] *home*, which does not qualify as a prefabricated
1994 [~~manufactured~~] *home* as defined herein.
1995

1996 **ALTERATION.** Any construction, other than ordinary repairs of the house or building, to an
1997 existing industrialized house or building after affixing of the decal by the manufacturer.
1998 Industrialized housing or buildings that have not been maintained are considered altered.
1999

2000 **ALTERATION DECAL.** The approved form of certification issued by the department to an
2001 industrialized builder to be permanently affixed to a module indicating that alterations to the
2002 industrialized building module have been constructed to meet or exceed the state model code
2003 requirements.
2004

2005 **BUILDING SERVICE EQUIPMENT.** Refers to the plumbing, mechanical and electrical
2006 *equipment*, including piping, wiring, fixtures and other accessories which provide sanitation,
2007 lighting, heating, ventilation, cooling, fire protection and facilities essential for the habitable
2008 occupancy of a prefabricated [~~manufactured~~] *home* or accessory building or structure for its
2009 designated use and occupancy.
2010

2011 **BUILDING SYSTEM.** The design or method of assembly of modules or modular components
2012 represented in the plans, specifications and other documentation which may include structural,
2013 electrical, mechanical, plumbing, fire protection and other systems affecting health and safety.
2014

2015 **COMMISSION** means the Texas Commission of Licensing and Regulation.
2016

2017 **COMPONENT.** A sub-assembly, subsystem or combination of elements for use as a part of a
2018 building system or part of a modular component that is not structurally independent, but may be
2019 part of structural, plumbing, mechanical, electrical, fire protection or other systems affecting life
2020 safety.
2021

2022 **COUNCIL** means the Texas Industrialized Building Code Council.
2023

2024 **DECAL.** The approved form of certification issued by the department to the manufacturer to be
2025 permanently affixed to the module indicating that it has been constructed to meet or exceed the
2026 code requirements and in compliance with these sections.
2027

2028 **DEPARTMENT.** The Texas Department of Licensing and Regulation.
2029

2030 **DESIGN PACKAGE.** The aggregate of all plans, designs, specifications and documentation
2031 required by these sections to be submitted to the design review agency, or required by the design
2032 review agency for compliance review, including the compliance control manual and the on-site
2033 construction documentation. Unique or site specific foundation drawings and special on-site

PUBLIC COMMENT VERSION-October 1, 2022

2034 construction details prepared for specific projects are not a part of the design package except as
2035 approved by the Texas Industrialized Housing and Building Act.
2036

2037 **DESIGN REVIEW AGENCY.** An approved organization, private or public, determined by the
2038 Texas Industrialized Building Code Council to be qualified by reason of facilities, personnel,
2039 experience and demonstrated reliability to review designs, plans, specifications and building
2040 systems documentation, and to certify compliance to these sections evidenced by affixing the
2041 Texas Industrialized Building Code Council's stamp.
2042

2043 **EXECUTIVE DIRECTOR.** Executive director of the department.
2044

2045 **INDUSTRIALIZED BUILDER.** A person who is engaged in the assembly, connection and on-
2046 site construction and erection of modules or modular components at the building site or who is
2047 engaged in the purchase of industrialized housing or buildings or of modules or modular
2048 components from a manufacturer for sale or lease to the public; a subcontractor of an industrialized
2049 builder is not a builder for purposes of these sections.
2050

2051 **INDUSTRIALIZED HOUSING** is a residential structure that is:
2052

- 2053 1. designed for the occupancy of one or more families;
2054
2055 2. constructed in one or more modules or constructed using one or more modular
2056 components built at a location other than the permanent site; and
2057
2058 3. designed to be used as a permanent residential structure when the module or the modular
2059 component is transported to the permanent site and erected or installed on a permanent
2060 foundation system.
2061

2062 Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical
2063 systems. Industrialized housing does not include:
2064

- 2065 1. a residential structure that exceeds four stories or 60 feet in height;
2066
2067 2. housing constructed of a sectional or panelized system that does not use a modular
2068 component; or
2069
2070 3. a ready-built home constructed in a manner in which the entire living area is contained
2071 in a single unit or section at a temporary location for the purpose of selling and moving
2072 the home to another location.
2073

2074 **INSIGNIA.** The approved form of certification issued by the department to the manufacturer to
2075 be permanently affixed to the modular component indicating that it has been constructed to meet
2076 or exceed the code requirements and in compliance with the sections in this chapter.
2077

2078 **MANUFACTURED HOME.** A structure transportable in one or more sections which, in the
2079 traveling mode, is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body

PUBLIC COMMENT VERSION-October 1, 2022

2080 mm) or more in length or, when erected on site, is 320 or more square feet (30 m²), and which is
2081 built on a permanent chassis and designed to be used as a *dwelling* with or without a permanent
2082 foundation when connected to the required utilities, and includes the plumbing, heating, air-
2083 conditioning and electrical systems contained therein; except that such term shall include any
2084 structure which meets all the requirements of this paragraph, except the size requirements and with
2085 respect to which the manufacturer voluntarily files a certification required by the Secretary of the
2086 U.S. Department of Housing and Urban Development (HUD) and complies with the standards
2087 established under this title.

2088
2089 For mobile homes built prior to June 15, 1976, a *label* certifying compliance with the *Standard*
2090 *for Mobile Homes*, NFPA 501, ANSI 119.1, in effect at the time of manufacture, is required. For
2091 the purpose of these provisions, a mobile home shall be considered a *manufactured home*.

2092
2093 **MANUFACTURED HOME INSTALLATION.** Construction which is required for the
2094 installation of a *manufactured home*, including the construction of the foundation system, required
2095 structural connections thereto and the installation of on-site water, gas, electrical and sewer
2096 systems and connections thereto which are necessary for the normal operation of the *manufactured*
2097 *home*.

2098
2099 **MANUFACTURED HOME STANDARDS.** The *Manufactured Home Construction and Safety*
2100 *Standards* as promulgated by the U.S. Department of Housing and Urban Development (HUD) or
2101 the Texas Department of Housing and Community Affairs.

2102
2103 **MANUFACTURER.** A person who constructs or assembles *modules* or *modular components* at
2104 a *manufacturing facility* which are offered for sale or lease, sold or leased, or otherwise used.

2105
2106 **MANUFACTURING FACILITY.** The place other than the building site, at which machinery,
2107 equipment and other capital goods are assembled and operated for the purpose of making,
2108 fabricating, constructing, forming or assembly of *industrialized housing*, buildings, *modules* or
2109 *modular components*.

2110
2111 **MOBILE HOME.** A factory-assembled *structure* or *structures* equipped with the necessary
2112 service connections and made to be readily movable as a unit or units on its (their) own running
2113 gear and designed to be used as a *dwelling unit(s)* without a permanent foundation.

2114
2115 **MODULAR COMPONENT.** A structural portion of any *dwelling* that is constructed at a location
2116 other than the homesite in such a manner that its construction cannot be adequately inspected for
2117 code compliance at a homesite without damage or without removal of a part thereof and
2118 reconstruction.

2119
2120 **MODULE.** A three dimensional section of *industrialized housing*, designed and approved to be
2121 transported as a single section independent of other sections, to a site for *on-site construction* with
2122 or without other modules or *modular components*.

2123
2124 **ON-SITE CONSTRUCTION.** Preparation of the site, foundation construction, assembly and
2125 connection of the *modules* or *modular components*, affixing the *structure* to the permanent

PUBLIC COMMENT VERSION-October 1, 2022

2126 foundation, connecting the *structures* together, completing all site-related construction in
2127 accordance with designs, plans, specifications and on-site construction documentation.
2128

2129 **PERMANENT FOUNDATION SYSTEM.** A foundation system for *industrialized housing*
2130 designed to meet the applicable requirements of the *Dallas Building Code* or the *Dallas One- and*
2131 *Two-Family Dwelling Code*.
2132

2133 **PREFABRICATED HOUSING.** Includes both *industrialized housing* and *manufactured homes*.
2134

2135 [~~PRIVATELY OWNED (NONRENTAL) LOT. A parcel of real estate outside of a~~
2136 ~~*manufactured home* rental community (park) where the land and the *manufactured home* to be~~
2137 ~~installed thereon are held in common ownership.]~~
2138

2139 **STATE MANDATORY CODES** means the State adopted codes listed in Sections AE101.4,
2140 AE101.5 and the Administrative Rules of the Texas Department of Licensing and Regulation, 16
2141 Texas Administrative Code, Chapter 70.
2142

2143 **STRUCTURE.** An *industrialized house* which results from the complete assemblage of the
2144 *modules, modular components* or components designed to be used together to form a completed
2145 *unit*.
2146

2147 **TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL.** The state-appointed council
2148 having as its mission the assurance that the designs, plans and specifications of *industrialized*
2149 *housing* and buildings meet the mandatory state codes.”
2150

2151 E. Section AE104, “Permits,” is deleted and replaced with a new Section AE104,
2152 “Permits,” to read as follows:

“SECTION AE104 PERMITS

2153
2154
2155
2156 **AE104.1 Permit requirements.** This section is governed by Chapter 52 of the *Dallas City Code*.”

2157 F Section AE104, “Application for Permit,” is deleted and replaced with a new
2158 Section AE105, “Application for Permit,” to read as follows:

“SECTION AE105 APPLICATION FOR PERMIT

2159
2160
2161
2162
2163 **AE302.1 Permit application requirements and procedures.** This section is governed by
2164 Chapter 52 of the *Dallas City Code*.”

PUBLIC COMMENT VERSION-October 1, 2022

2165 G. Section AE106, “Permits Issuance,” is deleted and replaced with a new Section
2166 AE106, “Permits Issuance,” to read as follows:

“SECTION AE106 PERMITS ISSUANCE

2167
2168
2169
2170 **AE106.1 Issuance, expiration, suspension, revocation and validity of permits.** Except as
2171 otherwise provided in Section AE106.2, this section is governed by Chapter 52 of the *Dallas City*
2172 *Code*.

2173
2174 **AE106.2 Other requirements and procedures for permit issuance.**

2175
2176 **AE106.2.1 Disputes over whether a design package and/or unique on-site documentation**
2177 **meets state code requirements.** Questions concerning the code compliance of an approved
2178 *design package* must be raised prior to the issuance of a building permit. The *building official*
2179 shall forward in writing to the *executive director* any instances where it is found that the
2180 approved *design package* does not meet the mandatory building codes adopted in this chapter.
2181 The documentation must specify the code sections and the reasons why the design package
2182 fails to meet the mandatory building codes.

2183
2184 **AE106.2.1.1 In compliance.** If the approved *design package* is found to be in compliance,
2185 the *executive director* shall notify all concerned parties and the *building official* shall issue
2186 a building permit.

2187
2188 **AE106.2.1.2 Not in compliance.** If the approved *design package* is not in compliance, the
2189 *executive director* shall notify all concerned parties and the *industrialized builder* or
2190 *manufacturer* shall bring the building into compliance with the mandatory building codes.

2191
2192 **AE106.2.1.3 Disagreements.** If the *building official*, *industrialized builder*, or
2193 *manufacturer* disagrees with the *executive director*, an appeal may be made to the *Texas*
2194 *Industrialized Building Code Council* for a determination of whether the *design package*
2195 complies with the mandatory building codes. The decision of the council is binding on all
2196 parties.

2197
2198 **AE106.2.2 Dispute over whether on-site construction complies with approved design**
2199 **package and/or unique on-site construction documentation.** If a dispute or difference of
2200 opinion arises between the *industrialized builder* and the *building official* as to whether the *on-*
2201 *site construction* meets or exceeds the approved *design package* or unique *on-site construction*
2202 documentation, the dispute or difference of opinion must be resolved by the commissioner. If
2203 the commissioner is unable to resolve the dispute, then he will forward it to the *Texas*
2204 *Industrialized Building Code Council* for resolution.

2205
2206 **AE106.2.3 Correction of deviations.** If an inspector finds a *structure*, or any part thereof, at
2207 the building site to be in violation of the approved *design package* and/or the unique on-site
2208 plans and specifications, the inspector shall immediately post a deviation notice and notify the

PUBLIC COMMENT VERSION-October 1, 2022

2209 *industrialized builder*. The *industrialized builder* is responsible for assuring that all deviations
2210 are corrected and inspected prior to occupation of the building.

2211
2212 **AE106.2.4 Unique on-site details.** If the typical foundation drawing in the *on-site*
2213 *construction* documentation is not suitable for a specific site, or if the *structure* is only partially
2214 constructed of *modular components*, or if the *industrialized builder* will add unique on-site
2215 details, a registered Texas professional engineer (or architect for one and two-family dwellings
2216 or buildings having one story and total floor area or 5,000 square feet or less) shall design and
2217 stamp the unique foundation drawings or on-site details. Review by a *design review* agency is
2218 not needed or required.”

2219
2220 H. Section AE107, “Fees,” is deleted and replaced with a new Section AE107,

2221 “Fees,” to read as follows:

2222 **“SECTION AE107**
2223 **FEES**

2224
2225 **AE107.1 Permit fees.** This section is governed by Chapter 52 of the *Dallas City Code*.”

2226
2227 I. Section AE107, “Inspections,” is deleted and replaced with a new Section

2228 AE107, “Inspections,” to read as follows:

2229 **“SECTION AE107**
2230 **INSPECTIONS**

2231
2232 **AE107.1 General.** Except as otherwise provided in this section, inspections are governed by
2233 Chapter 52 of the *Dallas City Code*.

2234
2235 **AE107.2 Inspection procedures.** The council issues instructions establishing procedures for
2236 inspecting the construction and installation of industrialized housing and buildings to ensure
2237 compliance with approved designs, plans, and specifications.

2238
2239 **AE107.3 Department inspections.** To ensure compliance with the mandatory building codes or
2240 approved designs, plans, and specifications, the department inspects the construction of
2241 industrialized housing and buildings. The executive director may designate approved third-party
2242 inspectors to perform the inspections subject to the rules of the commission.

2243
2244 **AE107.4 On-site inspections.** The building official must inspect all construction involving
2245 industrialized housing to be located in the municipality to ensure compliance with designs, plans,
2246 and specifications, including inspection of:

- 2247
2248 1. the construction of the foundation system; and
2249
2250 2. the erection and installation of the modules or modular components on the foundation.

PUBLIC COMMENT VERSION-October 1, 2022

2251 **AE107.5 Rules providing for decals or insignia.** The commission by rule provides for the
2252 placement of decals or insignia on each transportable modular section or modular component to
2253 indicate compliance with the mandatory building codes.
2254

2255 **AE107.6 Reservation of building official authority.** Authority is specifically and entirely
2256 reserved to the building official, including, as applicable:
2257

- 2258 1. land use and zoning requirements;
- 2259
- 2260 2. building setback requirements;
- 2261
- 2262 3. side and rear yard requirements;
- 2263
- 2264 4. site planning and development and property line requirements;
- 2265
- 2266 5. subdivision control; and
- 2267
- 2268 6. landscape architectural requirements.
- 2269

2270 **AE107.7 Local regulation of industrialized housing.**

2271
2272 **AE107.7.1 General.** The building official must:
2273

- 2274 1. require and review, for compliance with mandatory building codes, a complete set of
2275 designs, plans, and specifications bearing the council's stamp of approval for each
2276 installation of industrialized housing in the municipality;
2277
- 2278 2. require that all applicable local permits and licenses be obtained before construction
2279 begins on a building site;
2280
- 2281 3. require, in accordance with commission rules, that all modules or modular components
2282 bear an approved decal or insignia indicating inspection by the department; and
2283
- 2284 4. establish procedures for the inspection of:
2285
 - 2286 4.1. the erection and installation of industrialized housing to be located in the
2287 municipality, to ensure compliance with mandatory building codes and
2288 commission rules; and
2289
 - 2290 4.2. all foundation and other on-site construction, to ensure compliance with
2291 approved designs, plans, and specifications.

2292
2293 **AE107.7.2 Other approvals.** Procedures described by Subsection AE107.7.1(4) may require:

PUBLIC COMMENT VERSION-October 1, 2022

- 2294 1. before occupancy, a final inspection or test in accordance with mandatory building
2295 codes; and
2296
2297 2. correction of any deficiency identified by the test or discovered in the final inspection.”
2298
2299 J. Subsection AE109.1, “General,” of Section AE109, “Special Inspections,” is

2300 amended to read as follows:

2301 “**AE109.1 General.** In addition to the inspections required by Section AE108, the *building official*
2302 may require the owner to employ a special inspector during construction of specific types of work
2303 as described in this code. Special inspections, when required, shall be governed by Chapter 17 of
2304 the *Dallas Building Code*.”
2305

2306 K. Subsection AE110.1, “General,” of Section AE110, “Utility Service,” is
2307 amended to read as follows:

2308 “**AE110.1 General.** Utility service shall not be provided to any building service *equipment* which
2309 is regulated by these provisions or other applicable codes, and for which a prefabricated
2310 [*manufactured*] home installation permit is required by these provisions, until *approved* by the
2311 *building official*.”

2312
2313 L. Subsection AE111.1, “Manufactured Homes,” of Section AE111, “Occupancy
2314 Classification,” is amended to read as follows:

2315 “**AE111.1 Industrial [~~Manufactured~~] homes.** An industrial [*manufactured*] home shall be
2316 limited in use to a single *dwelling unit* or its components for living, sleeping, eating, cooking,
2317 sanitation and accessory use.
2318

2319 **Exception:** *Industrialized homes* converted and in compliance with Chapters 51, 51A, and 53,
2320 as well as other applicable ordinances of the *Dallas City Code*.”
2321

2322 M. Subsection AE112.1, “General,” of Section AE112, “Location on Property,” is
2323 amended to read as follows:

2324 “**AE112.1 General.** Prefabricated [~~Manufactured~~] homes and accessory buildings shall be located
2325 on the property in accordance with applicable codes and ordinances of this *jurisdiction*.”
2326

2327 N. Section AE113, “Design,” is amended to read as follows:
2328

2329 **“SECTION AE113**
2330 **DESIGN**

PUBLIC COMMENT VERSION-October 1, 2022

2331 **AE113.1 General.** An industrial [*manufactured*] home shall be installed on a foundation system
2332 which is designed and constructed to sustain within the stress limitations specified in this code and
2333 all loads specified in this code. Industrialized housing may not be installed on a temporary
2334 foundation system.
2335

2336 [~~**Exception:** When specifically authorized by the *building official*, foundation and anchorage~~
2337 ~~systems which are constructed in accordance with the methods specified in Section AE120 of~~
2338 ~~these provisions, or in the HUD, *Permanent Foundations for Manufactured Housing*, 1984~~
2339 ~~Edition, Draft, shall be deemed to meet the requirements of this appendix.]~~
2340

2341 **AE113.2 Manufacturer’s installation instructions.** The installation instructions as provided by
2342 the manufacturer of the industrialized [*manufactured*] home shall be used to determine permissible
2343 points of support for vertical loads and points of attachment for anchorage systems used to resist
2344 horizontal and uplift forces.
2345

2346 **AE113.3 Rationality.** Any system or method of construction to be used shall submit to a rational
2347 analysis in accordance with well-established principles of mechanics.”
2348

2349 O. Section AE114, “Foundation Systems,” is amended to read as follows:
2350

2351 “SECTION AE114 2352 FOUNDATION SYSTEMS 2353

2354 **AE114.1 General.** Foundation systems designed and constructed in accordance with this section
2355 shall [~~may~~] be considered a permanent installation.
2356

2357 **AE114.2 Soil classification.** The classification of the soil at each industrial [*manufactured*] home
2358 site shall be determined when required by the *building official*. The *building official* may require
2359 that the determination be made by an engineer or architect licensed by the state to conduct soil
2360 investigations.
2361

2362 The classification shall be based on observation and any necessary tests of the materials
2363 disclosed by borings or excavations made in appropriate locations. Additional studies may be
2364 necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity,
2365 compressibility and expansiveness.
2366

2367 When required by the *building official*, the soil classification design-bearing capacity and
2368 lateral pressure shall be shown on the plans.
2369

2370 **AE114.3 Footings and foundations.** Footings and foundations, unless otherwise specifically
2371 provided, shall be constructed of materials specified by this code for the intended use and in all
2372 cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material.
2373 Foundations supporting untreated wood shall extend at least 8 inches (203 mm) above the adjacent
2374 finish *grade*. Footings shall have a minimum depth below finished *grade* of 12 inches (305 mm)
2375 unless a greater depth is recommended by a foundation investigation.

PUBLIC COMMENT VERSION-October 1, 2022

2376 Piers and bearing walls shall be supported on masonry or concrete foundations or piles, or
2377 other *approved* foundation systems which shall be of sufficient capacity to support all loads.
2378

2379 **AE114.4 Foundation design.** A licensed professional engineer (or architect for one and two
2380 family dwellings or buildings having one story and total floor area of 5,000 square feet or less)
2381 shall design and seal the foundation systems for each industrialized house or building. Review by
2382 a design review agency is not needed or required. The foundation system design must be reviewed
2383 for compliance with the mandatory building code. Foundation system designs shall comply with
2384 the mandatory building code and shall contain complete details for the construction and attachment
2385 of the house or building on the foundation, including, but not limited to the following:
2386

- 2387 1. address or area for which the foundation is suitable;
2388
- 2389 2. minimum load specifications, including wind loads, seismic design loads, soil bearing
2390 capacity, and if the foundation is designed for expansive soils;
2391
- 2392 3. site preparation details;
2393
- 2394 4. material specifications;
2395
- 2396 5. requirements for corrosion resistance, protection against decay, and termite resistance;
2397
- 2398 6. size, configuration and depth below grade of all footings, piers and slabs including, but not
2399 limited to, details of concrete reinforcement, spacing of footings and piers, capping of piers,
2400 and mortar or concrete fill requirements for piers;
2401
- 2402 7. fastening requirements, including, but not limited to, size, spacing and corrosion resistance;
2403
- 2404 8. requirements for surface drainage; and
2405
- 2406 9. details for enclosure of the crawl space, including details for ventilation and access.
2407

2408 [~~When a design is provided, the foundation system shall be designed in accordance with the~~
2409 ~~applicable structural provisions of this code and shall be designed to minimize differential~~
2410 ~~settlement. Where a design is not provided, the minimum foundation requirements shall be as set~~
2411 ~~forth in this code.]
2412~~

2413 **AE114.5 Drainage.** Drainage p[P]rovisions shall be in accordance with Chapter 4 of this code
2414 [made for the control and drainage of surface water away from the *manufactured home*].
2415

2416 **AE114.6 Under-floor clearances—ventilation and access.** A minimum clearance of 12 inches
2417 (305 mm) shall be maintained beneath the lowest member of the floor support framing system.
2418 Clearances from the bottom of wood floor joists or perimeter joists shall be as specified in this
2419 code.

PUBLIC COMMENT VERSION-October 1, 2022

2420 Under-floor spaces shall be ventilated with openings as specified in this code. If combustion
2421 air for one or more heat-producing *appliance* is taken from within the under-floor spaces,
2422 ventilation shall be adequate for proper *appliance* operation.
2423

2424 Under-floor access openings shall be provided. Such openings shall be not less than 18 inches
2425 (457 mm) in any dimension and not less than 3 square feet (0.279 m²) in area, and shall be located
2426 so that any water supply and sewer drain connections located under the industrialized
2427 [*manufactured*] *home* are accessible.”
2428

2429 P. Subsection AE115.2, “Retaining Walls,” of Section AE115, “Skirting and
2430 Perimeter Enclosures,” is amended to read as follows:

2431 “**AE115.2 Retaining walls.** Where retaining walls are used as a permanent perimeter enclosure,
2432 they shall resist the lateral displacements of soil or other materials and shall conform to this code
2433 as specified for foundation walls. Retaining walls and foundation walls shall be constructed of
2434 *approved* [~~treated wood, concrete, masonry or other approved~~] materials or combination of
2435 materials as for foundations as specified in this code. Siding materials shall extend below the top
2436 of the exterior of the retaining or foundation wall, or the joint between the siding and enclosure
2437 wall shall be flashed in accordance with this code.”
2438

2439 Q. Subsection AE116.1, “General,” of Section AE116, “Structural Additions,” is
2440 amended to read as follows:

2441 **AE116.1 General.** Accessory buildings shall not be structurally supported by or attached to a
2442 prefabricated [*manufactured*] *home* unless engineering calculations are submitted to substantiate
2443 any proposed structural connection.
2444

2445 **Exception:** The *building official* may approve an alternate method of compliance or waive the
2446 submission of engineering calculations if it is found that the nature of the work applied for is
2447 such that engineering calculations are not necessary to show conformance to these provisions.”
2448

2449 R. Subsection AE117.1, “General,” of Section AE117, “Building Service
2450 Equipment,” is amended to read as follows:

2451 “**AE117.1 General.** The installation, *alteration*, repair, replacement, *addition* to or maintenance
2452 of the building service *equipment* within the industrialized [*manufactured*] *home* shall conform to
2453 regulations set forth in this code [~~the Manufactured Home Standards~~]. Such work which is located
2454 outside prefabricated [~~the manufactured~~] *home* shall comply with this code and other [~~the~~]
2455 applicable city ordinances [~~codes adopted by this jurisdiction~~].”
2456

2457 S. Subsection AE119.1, “General,” of Section AE119, “Occupancy, Fire Safety
2458 and Energy Conservation Standards,” is amended to read as follows:

PUBLIC COMMENT VERSION-October 1, 2022

2459 “**AE119.1 General.** *Alterations* made to an industrialized [~~manufactured~~] *home* subsequent to its
2460 initial installation shall conform to the occupancy, fire safety and energy conservation
2461 requirements set forth in this code [~~the *Manufactured Home Standards*~~].”
2462

2463 T. Sections AE120, “Special Requirements for Alternate Foundation Systems”;
2464 AE121, “Footings and Foundations”; AE122, “Pier Construction”; AE123, “Height of Piers”;
2465 AE124, “Anchorage Installations”; AE125, “Ties, Materials and Installation”; and AE126,
2466 “Referenced Standards”; of the 2021 International Residential Code are deleted.

2467 **Carryover Dallas**

2468 **67. Appendix AH, “Patio Covers,” of the 2021 International Residential Code is**
2469 **adopted.**

2470 **Carryover Dallas**

2471 **68. Appendix AI, “Private Sewage Disposal,” of the 2021 International Residential**
2472 **Code is adopted with the following amendment:**

2473 A. Subsection AI101.1, “Scope,” of Section AI101, “General,” is amended to read
2474 as follows:

2475
2476
2477 “**AI101.1 Scope.** Private sewage disposal systems shall conform to the *Dallas Plumbing*
2478 [~~*International Private Sewage Disposal*~~] *Code*.”
2479

2480 **Carryover Dallas**

2481 **69. Appendix AJ, “Existing Buildings and Structures,” of the 2021 International**
2482 **Residential Code is adopted with the following amendments:**

2483 A. Subsection AJ102.5, “Flood Hazard Areas,” of Section AJ102, “Compliance,”
2484 is amended to read as follows:

2485 “**AJ102.5 Flood hazard areas.** Work performed in existing buildings located in a flood hazard
2486 area as established by Table R301.2(1) shall be subject to the provisions of Section 51A-5.104 of
2487 the *Dallas Development Code* [~~R105-3-1-1~~].”
2488

2489 B. Subsection AJ102.7, “Other Alternatives,” of Section AJ102, “Compliance,” is
2490
2491 deleted.

PUBLIC COMMENT VERSION-October 1, 2022

2492 C. Subsection AJ103.1, “General,” of Section AJ103, “Preliminary Meeting,” is
2493 amended to read as follows:

2494 “**AJ103.1 General.** If a building *permit* is required at the request of the prospective *permit*
2495 applicant, the *building official* or his or her designee shall meet with the prospective applicant to
2496 discuss plans for any proposed work under these provisions prior to the application for the *permit*.
2497 The purpose of this preliminary meeting is for the *building official* to gain an understanding of the
2498 prospective applicant’s intentions for the proposed work, and to determine, together with the
2499 prospective applicant, the specific applicability of these provisions.

2500
2501 **Exception:** The *building official* may substitute a project information sheet indicating the
2502 categories of proposed work in lieu of a meeting.”

2503 D. Subsection AJ201.1, “General,” of Section AJ106, “Definitions,” is amended to
2504 read as follows:

2505 “**AJ106.1 General.** For the purposes of this appendix, the terms used are defined as follows:

2506
2507 **ALTERATION.** The rearrangement or reconfiguration of any space by the construction of walls
2508 or partitions or by a change in ceiling height; the *addition* or elimination of any door or window;
2509 the [~~reconfiguration or~~] extension or arrangement of any system; [~~or~~] the installation of any
2510 additional *equipment or fixtures and any work which reduces the loadbearing capacity of, or which*
2511 imposes additional loads on, a primary structural component.

2512
2513 **CATEGORIES OF WORK.** The nature and extent of construction work undertaken in an
2514 existing building. The categories of work covered in this appendix, listed in increasing order of
2515 stringency of requirements, are repair, renovation, *alteration* and reconstruction.

2516
2517 **DANGEROUS.** Where the stresses in any member; the condition of the building, or any of its
2518 components or elements or attachments; or other condition that results in an overload exceeding
2519 150 percent of the stress allowed for the member or material in this code.

2520
2521 **EQUIPMENT OR FIXTURE.** Any plumbing, heating, electrical, ventilating, air-conditioning,
2522 refrigerating and fire protection *equipment*; and elevators, dumb waiters, boilers, pressure vessels,
2523 and other mechanical facilities or installations that are related to building services.

2524
2525 **LOAD-BEARING ELEMENT.** Any column, girder, beam, joist, truss, rafter, wall, floor or roof
2526 sheathing that supports any vertical load in addition to its own weight, or any lateral load.

2527
2528 **MATERIALS AND METHODS REQUIREMENTS.** Those requirements in this code that
2529 specify material standards; details of installation and connection; joints; penetrations; and
2530 continuity of any element, component or system in the building. The required quantity, fire
2531 resistance, flame spread, acoustic or thermal performance, or other performance attribute is
2532 specifically excluded from materials and methods requirements.

PUBLIC COMMENT VERSION-October 1, 2022

2533 **RECONSTRUCTION.** The reconfiguration of a space that affects an exit, a renovation or
2534 *alteration* when the work area is not permitted to be occupied because existing means-of-egress
2535 and fire protection systems, or their equivalent, are not in place or continuously maintained; or
2536 there are extensive *alterations* as defined in Section AJ109.3. Reconstruction does not include
2537 projects comprised only of floor finish replacement, painting or wallpapering, or the replacement
2538 of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall
2539 not be classified as reconstruction solely because occupancy of the work area is not permitted.
2540

2541 **REHABILITATION.** Any repair, renovation, *alteration* or reconstruction work undertaken in an
2542 existing building.

2543
2544 **RENOVATION.** The removal [~~change, strengthening or addition of load-bearing elements;~~]
2545 and [~~or the refinishing;~~] replacement, [~~bracing, strengthening, upgrading or extensive repair of~~
2546 ~~existing materials, elements, components, equipment~~] or covering of existing interior or exterior
2547 trim, finish, doors, windows, or other materials with new materials that serve the same purpose
2548 and do not change the configuration of space [~~fixtures~~]. Renovation shall include the replacement
2549 of equipment or fixtures, the change, strengthening, bracing, or addition of load bearing elements,
2550 or extensive replacement of existing materials [~~does not involve reconfiguration of spaces. Interior~~
2551 ~~and exterior painting are not considered refinishing for purposes of this definition, and are not~~
2552 ~~renovation~~].
2553

2554 **REPAIR.** The patching, restoration or minor replacement of materials, elements, components,
2555 *equipment* or fixtures for the purposes of maintaining those materials, elements, components,
2556 *equipment* or fixtures in good or sound condition.

2557
2558 **WORK.** That scope of activities affected by any repair, renovation, alteration or reconstruction
2559 work and indicted as such in the permit.
2560

2561 **WORK AREA.** That portion of a building affected by any renovation, *alteration* or reconstruction
2562 work as initially intended by the owner and indicated as such in the *permit*. Work area excludes
2563 other portions of the building where incidental work entailed by the intended work must be
2564 performed, and portions of the building where work not initially intended by the owner is
2565 specifically required by these provisions for a renovation, *alteration* or reconstruction.”
2566

2567 E. Subsection AJ301.3, “Electrical,” of Section AJ301, “Repairs,” is amended to read
2568 as follows:

2569 “**AJ107.3 Electrical.** [~~Repair or replacement of e]~~Existing electrical wiring and *equipment*
2570 undergoing repair [~~with like material~~] shall be permitted to be repaired or replaced in accordance
2571 with the *Dallas Electrical Code*.
2572

2573 **[Exceptions:**

2574
2575 1. ~~Replacement of electrical receptacles shall comply with the requirements of Chapters~~
2576 ~~34 through 43.~~

PUBLIC COMMENT VERSION-October 1, 2022

2577 2. ~~Plug fuses of the Edison base type shall be used for replacements only where there is~~
2578 ~~not evidence of overfusing or tampering in accordance with the applicable requirements~~
2579 ~~of Chapters 34 through 43.~~

2581 3. ~~For replacement of nongrounding-type receptacles with grounding-type receptacles and~~
2582 ~~for branch circuits that do not have an *equipment* grounding conductor in the branch~~
2583 ~~circuitry, the grounding conductor in the branch circuitry, the grounding conductor of~~
2584 ~~a grounding-type receptacle outlet shall be permitted to be grounded to any accessible~~
2585 ~~point on the grounding electrode system, or to any accessible point on the grounding~~
2586 ~~electrode conductor, as allowed and described in Chapters 34 through 43.]”~~

2588 F. Subsection AJ109.5, “Electrical Equipment and Wiring,” of Section AJ109,
2589 “Alterations,” is amended to read as follows:

2590 “**AJ109.5 Electrical equipment and wiring.**

2591 **AJ109.5.1 Materials and methods.** ~~All n[ewly]~~ newly installed electrical *equipment* and wiring
2592 relating to work done in any work area shall comply with the materials and methods
2593 requirements of Chapter[s] 34 [~~through 43~~].

2596 **Exception:** Electrical *equipment* and wiring in newly installed partitions and ceilings shall
2597 comply with all the applicable requirements of Chapter[s] 34 [~~through 43~~].

2599 **AJ109.5.2 Electrical service.** Service to the *dwelling unit* shall be not less than 100 ampere,
2600 three-wire capacity and service *equipment* shall be dead front having no live parts exposed that
2601 could allow accidental contact. [~~Type “S” fuses shall be installed when fused *equipment* is~~
2602 ~~used.~~]

2604 **Exception.** Existing service of 60 ampere, three-wire capacity, and feeders of 30 ampere
2605 or larger two- or three-wire capacity shall be accepted if adequate for the electrical load
2606 being served.

2608 **AJ109.5.3 Additional electrical requirements.** When the work area includes any of the
2609 following areas within a *dwelling unit*, the requirements of Sections AJ501.5.3.1 through
2610 AJ501.5.3.5 shall apply.

2612 **AJ109.5.3.1 Enclosed areas.** Enclosed areas other than closets, kitchens, *basements*,
2613 garages, hallways, laundry areas and bathrooms shall have not less than two duplex
2614 receptacle outlets, or one duplex receptacle outlet and one ceiling- or wall-type lighting
2615 outlet.

2617 **AJ109.5.3.2 Kitchen and laundry areas.** Kitchen areas shall have not less than two
2618 duplex receptacle outlets. Laundry areas shall have not less than one duplex receptacle
2619 outlet located near the laundry *equipment* and installed on an independent circuit.

PUBLIC COMMENT VERSION-October 1, 2022

2620 **AJ501.5.3.3 Ground-fault circuit-interruption.** Ground-fault circuit-interruption shall
2621 be provided on newly installed receptacle outlets if required by Chapter[s] 34 [~~through 43~~].
2622

2623 **AJ109.5.3.4 Lighting outlets.** Not less than one lighting outlet shall be provided in every
2624 bathroom, hallway, stairway, attached garage and detached garage with electric power to
2625 illuminate outdoor entrances and exits, and in utility rooms and *basements* where these
2626 spaces are used for storage or contain *equipment* requiring service.
2627

2628 **AJ109.5.3.5 Clearance.** Clearance for electrical service *equipment* shall be provided in
2629 accordance with Chapter[s] 34 [~~through 43~~].”
2630

2631 **Carryover Dallas**

2632 **70. Appendix AK, “Sound Transmission,” of the 2021 International Residential Code**

2633 **is adopted.**

2634 **Carryover Dallas**

2635 **71. Appendix AO, “Automatic Vehicular Gates,” of the 2021 International**

2636 **Residential Code is adopted.**

2637 **Carryover Dallas**

2638 **72. Appendix AQ, “Tiny Houses,” of the 2021 International Residential Code is**

2639 **adopted.**

2640 **Carryover Dallas**

2641 **73. Appendix AW, “3-D Printed Building Construction,” of the 2021 International**

2642 **Residential Code is adopted.**

2643 **Carryover**

2644 **74. Appendices AA, AB, AC, AD, AF, AG, AL, AM, AN, AP, AR, AS, AT, AU and**

2645

2646 **AV of the 2021 International Residential Code are not adopted.**

2647

2648 **75. All chapters of the 2021 International Residential Code adopted by this ordinance**

2649 **are subchapters of Chapter 57 of the Dallas City Code, as amended.**

2650 **76. Any errata corrections published by the International Code Council for the 2021**

2651 **International Residential Code, as they are discovered, are considered as part of this code.**

PUBLIC COMMENT VERSION-October 1, 2022

2652 77. All references in the 2021 International Residential Code to the fire code, building
2653 code, plumbing code, mechanical code, electrical code, existing building code, energy
2654 conservation code, fuel gas code, and green construction code refer, respectively, to Chapters 16,
2655 53, 54, 55, 56, 58, 59, 60, and 61 of the Dallas City Code.

2656 SECTION 2. That a person violating a provision of this ordinance, upon conviction, is
2657 punishable by a fine not to exceed \$2,000. No offense committed and no liability, penalty, or
2658 forfeiture, either civil or criminal, incurred prior to the effective date of this ordinance will be
2659 discharged or affected by this ordinance. Prosecutions and suits for such offenses, liabilities,
2660 penalties, and forfeitures may be instituted, and causes of action pending on the effective date of
2661 this ordinance may proceed, as if the former laws applicable at the time the offense, liability,
2662 penalty, or forfeiture was committed or incurred had not been amended, repealed, reenacted, or
2663 superseded, and all former laws will continue in effect for these purposes.

2664 SECTION 3. That Chapter 57 of the Dallas City Code, as amended, will remain in full
2665 force and effect, save and except as amended by this ordinance. Any existing structure, system,
2666 development project, or registration that is not required to come into compliance with a
2667 requirement of this ordinance will be governed by the requirement as it existed in the former law
2668 last applicable to the structure, system, development project, or registration, and all former laws
2669 will continue in effect for this purpose.

2670 SECTION 4. That the terms and provisions of this ordinance are severable and are
2671 governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

2672 SECTION 5. That this ordinance will take effect on [DATE], and it is accordingly so
2673 ordained.

2674 APPROVED AS TO FORM:

PUBLIC COMMENT VERSION-October 1, 2022

2675 CHRISTOPHER J. CASO, City Attorney

2676

2677

2678 By _____

2679 Assistant City Attorney

2680

2681

2682 Passed _____