
Sec. 4-3-60. Adoption of code.

- (a) *Code adopted.* There is hereby adopted the ~~2015~~ 2021 edition of the *International Existing Building Code*, (published by the International Code Council,) including Appendix B, with the following amendments, copies of which shall be kept in the Building Official's office:

Section 101.1. Insert: City of Amarillo.

Section 101.4.2.1. Add Section to read as follows:

101.4.2.1 Abandoned buildings. Certificate of Occupancy required prior to re-occupancy is hereby added to read as follows:

101.4.2.1.1 Intent. The purpose of this Section is to ensure that minimum levels of structural integrity, fire protection, life safety features, ventilation, light, sanitation, accessibility, and public improvements shall be provided in and around abandoned buildings or structures prior to re-occupancy. It is not the intent of this Section to require compliance with the latest Codes adopted by the city as if abandoned buildings or structures subject to this Section were being newly constructed. Nor is it the intent of this Section to require a new Certificate of Occupancy for a vacant building or structure, which is secured against unauthorized entry by the public and of which the essential components, as defined in 101.4.2.1.2.2 below, have been maintained in serviceable condition.

101.4.2.1.2 Certificate of Occupancy required prior to re-occupancy. When a building or structure has become abandoned, a Certificate of Occupancy shall be obtained prior to re-occupancy of the building or structure. For the purpose of this Section a building or structure shall be considered to have been abandoned when either of the following conditions exists:

101.4.2.1.2.1 The previous use of the building has been discontinued and the building has been left unsecured or open to unauthorized entry by the general public.

101.4.2.1.2.2 The previous use of the building has been discontinued and maintenance of the building has been neglected to the extent that one or more essential components of the building or structure have failed or no longer serve their intended purpose. Essential components include: Roof coverings; structural components; exterior envelopes including walls, doors and windows; electrical systems; plumbing systems; HVAC systems; fire extinguishing systems; fire resistive construction; fire resistive separations; exit ways; or other life/safety systems.

101.4.2.1.3 Conditions for issuance of a Certificate of Occupancy. Prior to issuing a Certificate of Occupancy for an abandoned building or structure subject to this Section, the Building Official may: require plans to be submitted which will clearly indicate the intended use of the building or structure, its location on the property, and any proposed improvements; inspect the building or structure to ascertain adequacy and serviceability of the essential components listed in 101.4.2.1.2.2 above with respect to the intended use; require repairs or improvements to the building or structure based upon those inspections; and/or require that the applicable permits and inspections be obtained for work which is proposed or required under this Section.

101.4.2.1.4 Guidelines and regulations. To determine the requirements for repairs or improvements to abandoned buildings or structures subject to this Section, the *Building Official* may utilize this *Code* as a guideline and may utilize other publications of the *International Code Council* or *National Electric Code* related to existing buildings.

[amend] Section 102.4 to read as follows

[A] 102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[Amend] to add exception to Section 305.1

[BS] 305.1 General. Where used, in-situ load tests shall be conducted in accordance with Section 1708 of the *International Building Code*.

Exception: Components of projects regulated by and registered with Architectural Barriers Division Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

[delete] section 401.3 Flood hazard areas. Delete this section in its entirety. To align with local ordinance

[delete] section 405.2.5 Flood hazard areas. Delete this section in its entirety. To align with local ordinance

[amend] to read as follows

406.1 Material. Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material, in accordance with the requirements of NFPA 70.

[delete] section 502.3 Flood hazard areas. Delete this section in its entirety. To align with local ordinance

[amend] to read as follows

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired.

[delete] section 504.1.3 New Fire Escapes. Delete section in its entirety

~~504.1.3 New fire escapes. New fire escapes for existing buildings shall be permitted only where exterior stairways cannot be utilized due to lot lines limiting stairway size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.~~

[delete] 507.3 Flood Hazard areas. Delete this section in its entirety. To align with local ordinance.

[delete] 701.3 Flood Hazard areas. Delete this section in its entirety. To align with local ordinance.

[amend] section as follows

702.6 Materials and methods. All new work shall comply with the materials and methods requirements in the International Building Code, International Energy Conservation Code, International Mechanical Code, National Electrical Code, and International Plumbing Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

Section ~~706~~ 705.1 Amend to read as follows:

~~706.1~~ 705.1 General. Material and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the *International Building Code*, including but not limited to decking, flashing, and ventilation.

Exceptions:

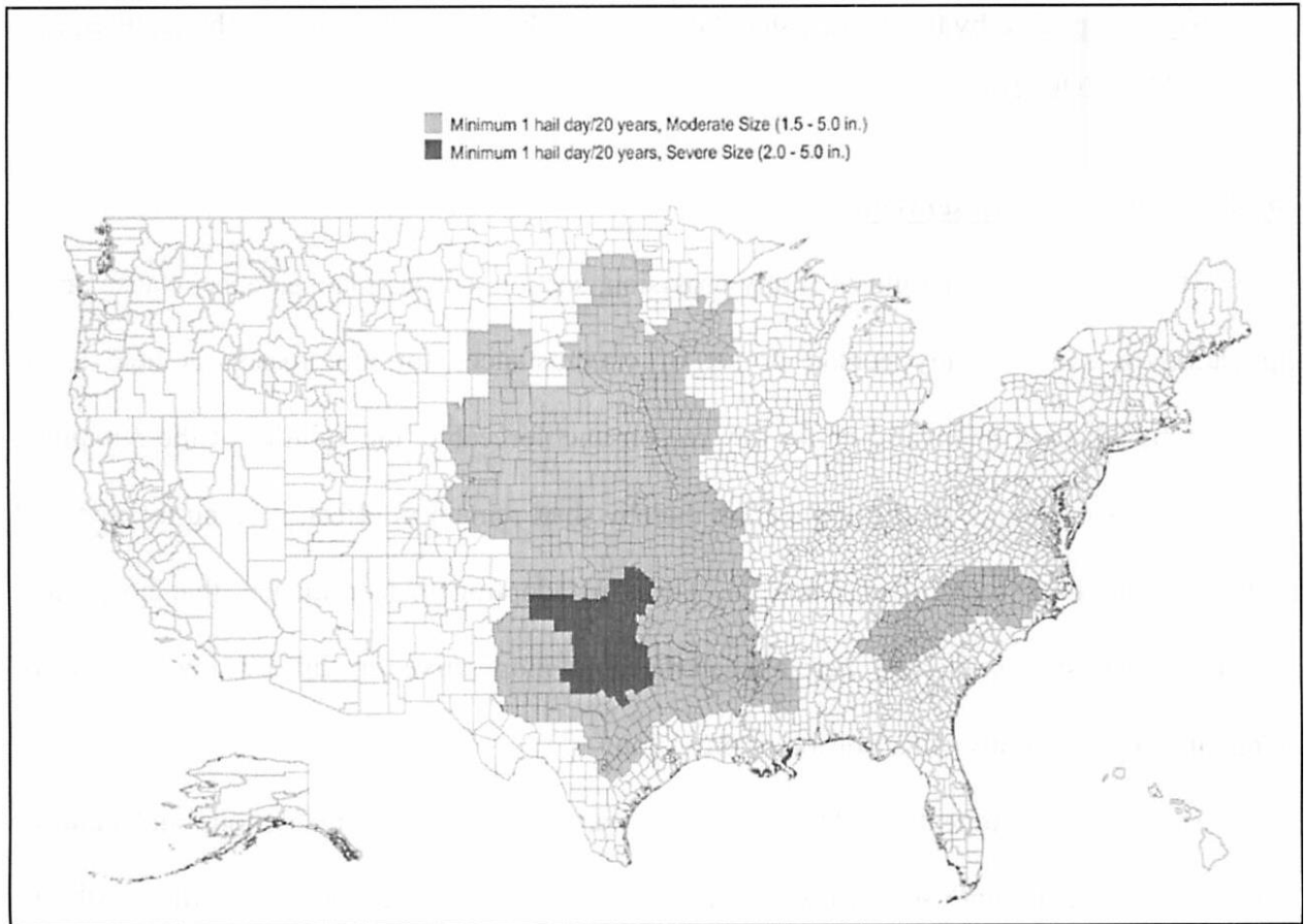
1. Roof replacement or roof recover of existing low-slope roof coverings shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 of the International Building Code for roofs that provide positive drainage.
2. Recovering or replacing an existing roof covering shall not be required to meet the requirement for secondary (emergency overflow) drains or scuppers in Section ~~1503.4~~ 1502 of the International Building Code (IBC) for roofs that provide for positive drainage. For the purposes of this exception, existing secondary drainage or scupper systems required in accordance with the IBC shall not be removed unless they are replaced by secondary drains or scuppers designed and installed in accordance with section ~~1503.4~~ 1502 of the IBC.

Section ~~706.3~~ 705.2.1.1 Amend to read as follows:

~~706.3~~ 705.2.1.1 Exceptions roof re-cover shall not be permitted where any of the following conditions occur:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.
4. For asphalt shingles, when the building is located in an area subject to moderate or severe hail exposure according to Figure ~~706.3~~ 705.2.1.1(1) Hail Exposure Map.

FIGURE ~~706.3~~ 705.2.1.1(1) HAIL EXPOSURE MAP



[amend] to read as follows:

802.5.1 Minimum requirement. Every portion of a floor, such as a balcony or a loading dock, open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards

[amend] to add paragraph

803.1 Scope. [Existing text unchanged]

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

[amend] exception to read as follows

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

1. Approved central station system in accordance with NFPA 72.
2. Approved proprietary system in accordance with NFPA 72.
3. Approved remote station system of the jurisdiction in accordance with NFPA 72.
4. Where approved by the code official, approved local alarm service that will cause the sounding of an alarm in accordance with NFPA 72.

Exception: Supervision is not required ~~for the following~~ where the fire code does not require such for new construction.

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

[amend] change section to read as follows:

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

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

~~Exceptions:~~

- ~~1. A pump shall not be required provided that the standpipes are capable of accepting delivery by fire department apparatus of not less than 250 gallons per minute (gpm) at 65 pounds per square inch (psi) (946 L/m at 448 KPa) to the topmost floor in buildings equipped throughout with an automatic sprinkler system or not less than 500 gpm at 65 psi (1892 L/m at 448 KPa) to the topmost floor in all other buildings. Where the standpipe terminates below the topmost floor, the standpipe shall be designed to meet (gpm/psi) (L/m/KPa) requirements of this exception for possible future extension of the standpipe.~~
- ~~2. The interconnection of multiple standpipe risers shall not be required.~~

[amend]

804.6.2 Transoms. In all buildings of Group I-1, I-2, R-1, R-2, B, and E occupancies, all transoms in corridor walls in

work areas shall be either glazed with 1/4-inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having a fire protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

[amend]

[BS] 805.2 Existing structural elements carrying gravity loads. Any existing gravity load-carrying structural element for which an alteration causes an increase in design dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the International Building Code for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the alteration shall be shown to have the capacity to resist the applicable design dead, live and snow loads, including snow drift effects, required by the International Building Code for new structures.

Exceptions:

~~1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light frame construction methods of the International Building Code or the provisions of the International Residential Code.~~

~~2.~~ 1. Buildings in which the increased dead load is attributable to the addition of a second layer of roof covering weighing 3 pounds per square foot

[add][amend]

904.1 Automatic sprinkler systems. An automatic sprinkler system shall be provided in a work area where required by Section 803.2 or this section . For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

[add][amend]

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas ~~of where the high-rise buildings. has a sufficient municipal water supply for the design and installation of an automatic sprinkler system at the site.~~

[delete]

1103.3 Flood Hazard Areas. -delete section in its entirety.

[delete]

1201.4 Flood Hazard Areas. -delete section in its entirety.

[amend] to read as follows:

1301.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code. ~~and International Property Maintenance Code.~~

[delete] from current ordinance; as well as, IEBC 2021 section 1301.2 (chapter/section changed)

~~1401.2 Applicability. Structures existing prior to April 3rd, 1928, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to~~

~~existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H, I or I-4.~~

[amend] to correct existing ordinance to align with IEBC 2021

Appendix B - Supplementary Accessibility Requirements for Existing Buildings and Facilities. Appendix B was added to address accessibility in construction for items that are not typically enforceable through the traditional building code enforcement process. Chapter 11 of the *International Building Code (IBC)* contains provisions that set forth requirements for accessibility to buildings and their associated sites and facilities for people with physical disabilities. Sections ~~410, 605, 705, 806, 906, 1006, 1012.1.4, 1012.8, 1105, 1204.1, 1205.15, 1401.2.5 and 1508~~ **306, 801.1, 901.2, 1101.2, and 1508** in the code address accessibility provisions and alternatives permitted in existing buildings.

[amend][add] add exception to B101.1 to read as follows:

B101.1 General. Qualified historic buildings and facilities shall comply with Sections B101.2 through B101.5.

Exception: Buildings regulated under Texas Department of Licensing and Regulation; TDLR and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

[amend][add]

Section B102.1; Add an exception to read as follows:

B102.1 General. Existing fixed transportation *facilities* and stations shall comply with Section B102.2.

Exception: Buildings regulated under Texas Department of Licensing and Regulation; TDLR and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

(Ord. No. 7105, § 1, 5-20-2008; Ord. No. 7355, § 1, 9-4-2012; Ord. No. 7513, §§ 1, 2, 3-3-2015)