

ORDINANCE NO. O24-011

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, REPEALING IN ITS ENTIRETY TOWN OF ADDISON ORDINANCE NO. 020-13, CODIFIED AS CHAPTER 18, ARTICLE II “BUILDING CODE,” OF THE ADDISON CODE OF ORDINANCES, ADOPTING THE 2024 EDITION OF THE INTERNATIONAL BUILDING CODE WITH AMENDMENTS, PROVIDING A PENALTY OF NOT LESS THAN FIVE HUNDRED DOLLARS (\$500.00) OR MORE THAN TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR SAVINGS, REPEALER CLAUSE, PENALTY CLAUSE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the Town of Addison, Texas has investigated and determined that it in the best interest of the health, safety and welfare of the citizens of the Town of Addison, Texas to adopt the 2024 Edition of the International Building Code, save and except the deletions and amendments set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The recitals set forth above are true and correct and are incorporated as if fully set forth herein.

SECTION 2. Addison Code of Ordinances, Article II – “Building Code” of Chapter 18 “Buildings and Building Regulations,” is hereby repealed and replaced with a new Article II “Building Code” which shall read in its entirety as follows:

“Article II. – Building Code

Division I - Adopted.

Sec. 18-20. - Adopted.

For the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials used, use and occupancy, location and maintenance of all buildings and structures within the city and certain equipment specifically regulated herein, the International Building Code, 2024 Edition, copies of which, authenticated by the signature of the mayor and the city secretary, and made a public record by ordinance, is on file in the city secretary's office, are hereby adopted as the building code of the Town as fully as if copied at length in this article, but with the changes therein and additions thereto provided in this article. Also, adopted are Appendices E, F, G, J and K of the 2024 Edition of the International Building Code, as set forth below:

1. Appendix-E, Supplementary Accessibility Requirements.

2. Appendix-F, Rodent proofing.
3. Appendix-G, Flood-Resistant Construction.
4. Appendix-J, Grading.
5. Appendix-K, Electrical Administrative Provisions as amended in the Electrical Code.

Division II - Deletions, Amendments and Additions.

Sec. 18-21. - Deletions, amendments and additions.

The International Building Code as adopted in this article, is hereby modified by the deletions, amendments and additions provided herein to read as follows:

Section [A] 101.1 Title; the International Building Code has been amended adding the Town's name to read as follows:

“[A] 101.1 Title.

These regulations shall be known as the *Building Code* of the Town of Addison, Texas, hereinafter referred to as “this code.””

Section [A] 101.4.7 Existing buildings; the International Building Code has been amended by adding the following section 101.4.7 to read as follows:

“[A] 101.4.7 Existing buildings.

The provisions of this code, the *International Fire Code*, as amended, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public shall apply to matters governing the *repair, alteration, change of occupancy, addition* to and relocation of *existing buildings.*”

Section [A] 101.4.8 Electrical; the International Building Code has been amended by adding the following section 101.4.8 Electrical to read as follows:

“[A] 101.4.8 Electrical.

The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted by the Town.”

Section [A] 102.6 Existing structures; the International Building Code has been amended by adding

the following section 102.6 to read as follows:

“[A] 102.6 Existing structures.

The legal occupancy of any structure existing on the date of the adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code*, as amended, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.”

Section [A] 102.6.2 Buildings previously occupied; the International Building Code has been amended by adding the following section 102.6.2 to read as follows:

“[A] 102.6.2 Buildings previously occupied.

The legal occupancy of any *building* existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Fire Code*, as amended, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.”

Section [A] 103.1 Title, the International Building Code has been amended adding the Town's name to read as follows:

“[A] 103.1 Creation of enforcement agency.

The Building Safety Division is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”

Section [A] 105.2 Work exempt from permit; the International Building Code is amended by deleting items 1, 2, 3, 5, 6, 8, 9, and 12 and renumbering permit exemptions to read as follows:

“[A] 105.2 Work exempt from permit.

Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following:

Building:

1. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids. Retaining walls over 4 feet (1219 mm) in height shall be designed by a licensed design professional.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Swings and other playground equipment accessory to detached one- and two-family *dwellings*.
4. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches

(1753 mm) in height.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained, and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures where less than one foot (1') of piping is replaced, and the removal and reinstallation of water closets, provided

that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.”

Section [A] 105.5; Expiration, the International Building Code has been amended to read as follows:

“[A] 105.5 Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended, abandoned or if no required inspections, as required in this code, have been scheduled by the permit applicant and performed by the building official, as required in this code, for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.”

Section [A] 109.2 Schedule of permit fees; the International Building Code has been amended by adding a final sentence to read as follows:

“[A] 109.2 Schedule of permit fees.

On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority. The fee for each permit as required in this code will be as established in Article I “General Provisions” of Chapter 18 of the Code of Ordinances.”

Section [A] 109.6 Refunds; the International Building Code has been amended by changing it to read as follows:

“[A]109.6 Refunds.

The building official shall authorize the refunding of permit fees as established in Article I “General Provisions” of Chapter 18 of the Code of Ordinances.”

Section [A] 111.1 Change of occupancy; the International Building Code has been amended to read as follows:

“[A] 111.1 Change of occupancy.

A building or structure shall not be used or occupied, and a change of occupancy of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

A certificate of occupancy shall be obtained for a building, structure, tenant space or business where there is a change in occupancy use as found in the zoning ordinance of the Town of Addison, where there is a change in occupancy classification as found in the International Building Code, or where there is a change in ownership, tenants or occupants of the building, individual lease space, individual

suite or structure. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

Section [A] 111.2 Certificate issued; the International Building Code has been amended to read as follows:

[A] 111.2 Certificate issued. After all necessary inspections are conducted by the building inspection division and the fire department, and when it is determined that the building, individual lease space, individual suite, structure, or land complies with all applicable provisions of the ordinances of the Town of Addison, the Building Official shall issue a certificate of occupancy that contains the following:

1. The permit number.
2. The address of the building, structure, or land.
3. The name of the tenant or occupant who is occupying or using the building, individual lease space, individual suite, structure, or land.
4. A description of that portion of the building, structure, or land for which the certificate is issued.
5. The name of the building official.
6. The edition of the code under which the permit was issued.
7. The use and occupancy, in accordance with the provisions of Chapter 3.
8. The type of construction as defined in Chapter 6.
9. The design occupant load.
10. Any special stipulations and conditions of the Certificate of Occupancy.
11. Any special stipulations and conditions of the building permit.”

Section [A] 111.5 Certificate of occupancy fees; has been amended by adding section [A] 111.5 Certificate of occupancy fees to read as follows:

[A] 111.5 Certificate of occupancy fees; The fee for each certificate of occupancy will be as established in Article I “General Provisions” of the Code of Ordinances.

Section [A] 113 Board of appeals; the International Building Code has been changed in its entirety to read as follows:

“[A] 113.1. General. There is hereby created a board of appeals (the "board of appeals"), consisting of the members of the board of adjustment appointed by the city council pursuant to Appendix A, Article XXIV of the Code of Ordinances of the Town of Addison. Accordingly, the number of

members of the board of appeals shall be equal to the number of members of the said board of adjustment.

Appointment to (including the filling of a vacancy), removal from, and the terms (including term limits) of the members of the board of appeals shall be the same as for members of the board of adjustment. Four (4) members of the board of appeals (including, in the absence of one or more regular members, alternate members) shall constitute a quorum for the conduct of business of the board of appeals, and any action of the board of appeals shall require at least four (4) affirmative votes to be adopted or passed.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

113.3 Powers of the board of appeals. The board of appeals has all of the following powers and authority:

113.3.1 To hear and decide appeals of orders, decisions or determinations made by the building official to the application and interpretation of the code.

113.3.2 To hear requests for the use of a material or method of construction not prescribed by the code and to authorize the use when, in the board of appeals' judgment, the material or method of construction is at least equivalent to that prescribed.

113.3.3 To hear complaints from the building official arising against any person, firm, or corporation registered by the Town under or related to chapter 18 of the Code of Ordinances of the Town and shall have the power after hearing, to revoke or suspend said registration for the following reasons:

- (a) Chronic violation of the code;
- (b) Misrepresentation of material facts in obtaining said license or renewal thereof;
- (c) Chronic failure to secure permits, inspections, or approvals as required by the code; or
- (d) Use of said registration to obtain a permit for another person, firm or corporation.

113.3.4 Rules and procedures. The board of appeals is authorized to establish policies and procedures necessary to carry out its duties.

113.3.5 Chairperson. The board of appeals shall annually select one of its members to serve as chairperson.

113.3.6 Disqualification of member. A member of the board of appeals shall not hear an appeal in which that member has a personal interest, professional or financial interest or in any other instance which would be in violation of law.

113.3.7 Secretary. The City Manager or the City Manager's designee, including the director

of development services, shall designate a qualified clerk to serve as secretary to the board of appeals. The secretary shall file a detailed record of all proceedings in the office of the City Secretary.

113.4 Appeal process.

113.4.1 Application. The application for appeal shall be filed on a form obtained from the building official within 20 days after the notice was served.

113.4.2 Notice of meeting. The board of appeals shall meet upon notice from the chairperson or the City Manager or the City Manager's designee, including the director of development services.

113.4.3 Open hearing. Except as allowed by State law, all meetings of the board of appeals and hearings before the board of appeals shall be open to the public. At a hearing of the board of appeals pursuant to this appeal process, the appellant, the appellant's representative, the building official and any person whose interests are affected shall be given an opportunity to be heard.

113.4.4 Procedure. The board of appeals shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall provide that only relevant information be received.

113.4.5 Postponed hearing. A hearing by the board of appeals shall not be conducted when a quorum of the board of appeals is not present to hear the appeal.

113.4.6 Board decision. Any action to reverse a decision of the building official shall require a majority vote of the board.

113.4.7 Resolution. The decision of the board of appeals shall be by resolution or by motion recorded in the minutes of the board of appeals. Certified copies of the same shall be furnished to the appellant and to the building official.

113.4.8 Administration. The building official shall take immediate action in accordance with the decision of the board of appeals.”

Section [A] 114.4 Violation penalties; the International Building Code has been amended by adding a second paragraph to read as follows:

“[A] 111.4 Violation penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law.

Any person, firm or corporation violating any of the provisions of this code shall be subject to a fine, upon conviction in the municipal court, in any sum a minimum of five hundred dollars

(\$500.00) per day and not to exceed two thousand dollars (\$2,000.00) per day and each and every day of continuance thereof shall constitute a distinct and separate offense. The owner or owners of any building or structure failing to comply with any provisions of this code, and the owner or owners of any premises wherein a violation of the provisions of this code occurs, and any architect, engineer, designer, builder, contractor, agent, person, firm or corporation employed therewith and who has assisted in the commission of any such violation, shall be guilty of a separate offense.”

Section 117 Working hours; the International Building Code has been amended by adding a new section 117 to read as follows:

**“SECTION 117
WORKING HOURS**

117.1 Working hours.

Noise sources associated with or created by construction, repair, maintenance, remodeling, demolition, or grading of any real property, provided such activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on any day.

Exceptions:

- 1) In the case of an urgent public necessity or in the interest of public safety and convenience as determined by the code official and for which permission has been granted by the code official only while the emergency or public safety interest exists.
- 2) When work is done within an enclosed building and construction sounds are not audible at any property line.
- 3) When work is done that does not make any noise above 65 dB.”

Section [F] 412.3.6 Fire suppression; the International Building Code has been amended in its entirety to read as follows:

“[F] 412.3.6 Fire suppression.

Aircraft hangars shall be provided with a fire suppression system as required by Section 903.2 of this code.

TABLE 412.3.6 [F] TABLE 412.3.6 HANGAR FIRE SUPPRESSION REQUIREMENTS^{a, b, c}

MAXIMUM SINGLE FIRE AREA (square feet)	TYPE OF CONSTRUCTION								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
≥ 40,001	Group I	Group I	Group I	Group I	Group I	Group I	Group I	Group I	Group I
40,000	Group II	Group II	Group II	Group II	Group II	Group II	Group II	Group II	Group II
30,000	Group III	Group II	Group II	Group II	Group II	Group II	Group II	Group II	Group II
20,000	Group III	Group III	Group II	Group II	Group II	Group II	Group II	Group II	Group II
15,000	Group III	Group III	Group III	Group II	Group III	Group II	Group III	Group II	Group II
12,000	Group III	Group III	Group III	Group III	Group III	Group III	Group III	Group II	Group II
8,000	Group III	Group III	Group III	Group III	Group III	Group III	Group III	Group III	Group III
5,000	Group III	Group III	Group III	Group III	Group III	Group III	Group III	Group III	Group III

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

a. Aircraft hangars with a door height greater than 28 feet shall be provided with fire suppression for a Group I hangar regardless of maximum fire area.

b. Groups shall be as classified in accordance with [NFPA 409](#).

c. Membrane structures complying with [Section 3102](#) shall be classified as a Group IV hangar.

[F] 412.3.6.1 Hazardous operations.

All aircraft hangars shall be provided with an extra hazard Group I fire suppression system, as

determined by the *fire code official*, and shall be exempt from foam requirements.

[F] 412.3.6.2 Separation of maximum single fire areas.

Maximum single fire areas established in accordance with hangar classification and construction type in Table 412.3.6 shall be separated by 2-hour fire walls constructed in accordance with Section 706. In determining the maximum single fire area as set forth in Table 412.3.6, ancillary uses that are separated from aircraft servicing areas by a fire barrier of not less than 1 hour, constructed in accordance with Section 707, shall not be included in the area.”

Section [F] 502.1 Address identification; the International Building Code has been amended to read as follows:

“[F] 502.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 6 inches (102 mm) high with a minimum stroke width of 1 /2 inch (12.7 mm), unless more stringent requirements are required by the building official. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.”

Section [F] 903.1.1 Alternative protection; of the International Building Code has been amended to read as follows:

“[F] 903.1.1 Alternative protection.

Alternative automatic fire-extinguishing systems complying with Section 904 may be permitted as approved by the Fire Chief or the Fire Chief’s designee in addition to automatic sprinkler protection. In no case shall automatic fire sprinkler protection be removed or omitted based on the presence of alternative fire extinguishing systems.”

Section [F] 903.2 Where required; the International Building Code has been amended in its entirety to read as follows:

“[F] 903.2 Where required.

The requirements of this section shall supersede any other requirements of this code regarding when an automatic sprinkler system is required. An automatic fire sprinkler system, approved by the *fire code official*, shall be installed as follows:

1. In all buildings of any area, size or occupancy built or moved into the Town of Addison after December 8, 1992. In the case of an addition to an existing structure or space, an approved automatic fire sprinkler system shall be installed in the addition of the structure or space.
2. In any existing building of any size, area or occupancy remodeled or reconstructed after the effective date of this ordinance, an automatic fire sprinkler system shall be installed that complies with the Fire Code when one of the following apply:
 - a. Where the reconstruction as result of structural damage involves greater than 50% of the square footage of the structure, or
 - b. Where costs of the residential or commercial remodel reconstruction are in excess of 50% of the dollar value of the structure as most recently assessed by the Dallas Central Appraisal District.
3. When there is any change of an existing occupancy type to a more restrictive fire rated type of occupancy based on proposed use and occupant load, as determined by the *fire code official*, an automatic fire sprinkler system shall be installed that complies with the Fire Code.
4. When there is any change in the primary occupancy classification of a building, as determined by the International Building Code, an automatic fire sprinkler system shall be installed that complies with the Fire Code.
5. Detached Group U occupancies that do not exceed 500 square feet in area and are located six feet from any other building are not required to contain an automatic fire sprinkler system.
6. Existing, unsprinklered, single-family detached dwellings which are added to for the purpose of increasing livable area are not required to contain an automatic fire sprinkler system.”

Section 1612.3; the International Building Code has been amended adding the Town’s name to read as follows:

“1612.3 Establishment of flood hazard areas. To establish *flood hazard areas*, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for Town of Addison,” dated, as the effective adoption date of this ordinance, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.”

Section 1807.2.6 Design surcharge responsibility, the International Building Code has been amended by adding a new subsection, subsection 1807.2.5, to read as follows:

“1807.2.6 Design surcharge responsibility.

Retaining wall(s) over 4-feet in height measured from the bottom of the footing to the top of the wall and retaining walls less than 4-feet supporting a surcharge or impounding Class I, II, or IIIA liquids, must be designed and approved by a state of Texas licensed engineer. It is the responsibility of the permit applicant or the applicant’s registered design professional to confirm, in writing to the building official, if a surcharge will be applied to the proposed retaining wall.”

Section 1807.2.7 Inspections, the International Building Code has been amended by adding a new subsection, subsection 1807.2.5, to read as follows:

“1807.2.7 Inspections.

All retaining wall field inspections and verifications must be approved by the design engineer or the engineer’s designated representative. It is also the design engineer’s responsibility to confirm that the drainage altered by the retaining wall complies with city requirements. All field inspections and approvals must be in writing, including professional seal, and submitted to the Building Official prior to the final City approval process.”

Section [F] 912.2 Location, of the International Building Code has been amended by adding a new subsection section [F] 912.2.3 Hydrant distance to read as follows:

“[F] 912.2.3 Hydrant distance.

An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.”

Section 1807.2.5 Design surcharge responsibility, the International Building Code has been amended by adding a new subsection, subsection 1807.2.5, to read as follows:

“Section 1807.2.5. Design surcharge responsibility.

Retaining wall(s) over 4-feet in height measured from the bottom of the footing to the top of the wall and retaining walls less than 4-feet supporting a surcharge or impounding Class I, II, or IIIA liquids, must be designed and approved by a state of Texas licensed engineer. It is the responsibility of the permit applicant or the applicant’s registered design professional to confirm, in writing to the building official, if a surcharge will be applied to the proposed retaining wall.”

Section 1807.2.6 Inspections, the International Building Code has been amended by adding a new subsection, subsection 1807.2.5, to read as follows:

“Section 1807.2.5 Inspections.

All retaining wall field inspections and verifications must be approved by the design engineer or the engineer’s designated representative. It is also the design engineer’s responsibility to confirm that the drainage altered by the retaining wall complies with city requirements. All field inspections and

approvals must be in writing, including professional seal, and submitted to the Building Official prior to the final City approval process.”

Section 1612.3 Establishment of flood hazard areas, the International Building Code has been amended adding the Town's name to read as follows:

“1612.3 Establishment of flood hazard areas.

To establish *flood hazard areas*, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Town of Addison," dated, as the effective adoption date of this ordinance, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.”

Sec. 18-22. - Automatic fire-extinguishing systems.

The International Fire Code is amended by changing section 903.2 to read as follows:

Section [F] 903.2 Where required; the International Fire Code has been amended in its entirety to read as follows:

“[F] 903.2 Where required.

The requirements of this section shall supersede any other requirements of this code regarding when an automatic sprinkler system is required. An automatic fire sprinkler system, approved by the *fire code official*, shall be installed as follows:

2. In all buildings of any area, size or occupancy built or moved into the Town of Addison after December 8, 1992. In the case of an addition to an existing structure or space, an approved automatic fire sprinkler system shall be installed in the addition of the structure or space.
3. In any existing building of any size, area or occupancy remodeled or reconstructed after the effective date of this ordinance, an automatic fire sprinkler system shall be installed that complies with the Fire Code when one of the following apply:
 - c. Where the reconstruction as result of structural damage involves greater than 50% of the square footage of the structure, or
 - d. Where costs of the residential or commercial remodel reconstruction are in excess of 50% of the dollar value of the structure as most recently assessed by the Dallas Central Appraisal District.

7. When there is any change of an existing occupancy type to a more restrictive fire rated type of occupancy based on proposed use and occupant load, as determined by the *fire code official*, an automatic fire sprinkler system shall be installed that complies with the Fire Code.
8. When there is any change in the primary occupancy classification of a building, as determined by the International Building Code, an automatic fire sprinkler system shall be installed that complies with the Fire Code.
9. Detached Group U occupancies that do not exceed 500 square feet in area and are located six feet from any other building are not required to contain an automatic fire sprinkler system.
10. Existing, unsprinklered, single-family detached dwellings which are added to for the purpose of increasing livable area are not required to contain an automatic fire sprinkler system.”

Sections 18-23 through 18-32 reserved.”

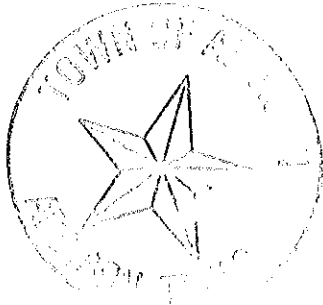
SECTION 3. Penalty Provision. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined a sum of a minimum of five hundred dollars (\$500.00) per day and not to exceed two thousand dollars (\$2,000.00) per day, and each and every day that such violation continues shall be considered a separate offense; provided, however, that such penal provision shall not preclude a suit to enjoin such violation. Addison retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 5. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. Addison hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective June 1, 2024.

DULY PASSED AND ADOPTED by the City Council of the Town of Addison, Texas, on this 23rd day of April 2024.



TOWN OF ADDISON, TEXAS

DocuSigned by:
Bruce Arfsten
2CF81DF980514EA
Bruce Arfsten, Mayor

ATTEST:

DocuSigned by:
Valencia Garcia
BCF080F8648442...
Valencia Garcia, City Secretary

APPROVED AS TO FORM:

DocuSigned by:
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Whitt Wyatt, City Attorney