

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: City Development Department

AGENDA DATE: Introduction: July 17, 2012
Public Hearing: July 31, 2012

CONTACT PERSON NAME AND PHONE NUMBER: Mathew McElroy, City Development Department,
541-4193

DISTRICT(S) AFFECTED: All

SUBJECT:

An Ordinance amending Title 18 (Building and Construction), Chapter 18.28 (Existing Building Code), of the El Paso City Code, to facilitate the reuse of existing buildings, the penalty being as provided in section 18.02.107 (Violations and Penalties) of the El Paso City Code.

BACKGROUND / DISCUSSION:

El Paso's Adaptive Reuse Program is a site-specific strategy to help the city's built environment by preserving important architecture, creating a mixed-use environment and quality economic growth – through the incremental activity of building rehabilitation. The IEBC code recognizes the difference between new construction and existing buildings and allows for alternate means of compliance to The City of El Paso's building codes and the International Code Council. Application of the IEBC brings relief and predictability to an adaptive reuse project in that the code is inherently a rehabilitation code written to encourage reuse while requiring reasonably safe improvements. The IEBC's adaptive reuse amendments will promote all projects determined eligible as Adaptive Reuse to have access to City policy passed by ordinance, amendment and guideline that work together to create an expedited permitting process, use of a development assistance team, waived permit fees, waived or reduced off-street parking requirements and more flexible building code compliance options.

PRIOR COUNCIL ACTION:

2010 Adoption of the 2009 International Existing Building Code

AMOUNT AND SOURCE OF FUNDING:

Not applicable to Ordinance

BOARD / COMMISSION ACTION

Not applicable

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD: _____

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

City Development Department
Two Civic Center Plaza – 5th Floor · El Paso, Texas 79901
Phone (915) 541-4622 · Fax (915) 541-4799

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.28 (EXISTING BUILDING CODE), OF THE EL PASO CITY CODE, TO FACILITATE THE REUSE OF EXISTING BUILDINGS, THE PENALTY BEING AS PROVIDED IN SECTION 18.02.107 (VIOLATIONS AND PENALTIES) OF THE EL PASO CITY CODE.

WHEREAS, on September 21, 2010, the City Council for the City of El Paso, through Ordinance No. 017420, adopted the 2009 Edition of the International Existing Building Code (IEBC), together with a number of local amendments, as the Existing Building Code for the City of El Paso; and

WHEREAS, the City of El Paso desires to further amend the IEBC in an effort to facilitate the reuse of existing buildings within the City; and

WHEREAS the Building Official for the City of El Paso has reviewed and favorably recommends the following additional local amendments to the 2009 International Existing Building Code as appropriate for the City of El Paso; and

WHEREAS, the City Council has deemed the proposed local amendments appropriate for the City of El Paso.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

A. That Title 18 (Building and Construction), Chapter 18.28 (Existing Building Code), of the El Paso City Code, shall be and is hereby amended to add the following local amendments to the previously adopted 2009 edition of the International Existing Building Code.

18.28.070 Section 102.4.1 International Fire Code requirements for existing buildings, added.

International Existing Building Code, 2009 Edition, Section 102.4.1 International Fire Code requirements for existing buildings is hereby added to read as follows:

102.4.1 International Fire code requirements for existing buildings.

Where there is a conflict between provisions of this code and the adopted International Fire Code provisions for existing buildings, the most restrictive shall govern.

18.28.080 Section 104.2.1 Preliminary meeting, amended.

International Existing Building Code, 2009 Edition, Section 104.2.1 Preliminary meeting, is hereby amended to read as follows:

104.2.1 Preliminary meeting.

At the onset of an Adaptive Reuse project, the code official shall meet with the permit applicant prior to the application for a construction permit to discuss plans for the proposed work or change of occupancy in order to establish the specific applicability of the provisions of this code.

18.28.090 Section 105.3 Application for permit, amended.

International Existing Building Code, 2009 Edition, Section 105.3 Application for permit, the first paragraph, is hereby amended to read as follows:

105.3 Application for permit.

To obtain an adaptive reuse permit, the applicant shall first file an International Existing Building Code Data Sheet in writing on a form furnished by the Building Permits and Inspection Division for that purpose. Such application shall:

18.28.100 Section 202 General definitions, added.

International Existing Building Code, 2009 Edition, Section 202 General definitions, is hereby amended to add or amend the following definitions to read as follows:

ADAPTIVE REUSE. The conversion or change of use of all or any part of an existing building to a residential use, a mixed-use or any use allowed in the underlying district or any construction to expand or modify an existing building located in an area designated with an Adaptive Reuse Overlay that meets the development guidelines adopted in the city's comprehensive plan for the area.

DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed *dangerous*:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 33 percent from its pre-damaged condition; or
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamaged condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the *International Building Code* for new buildings of similar structure, purpose and location.

18.28.110 Section 302.5 Smoke and carbon monoxide alarms, added.

International Existing Building Code, 2009 Edition, Section 302.5 Smoke and carbon monoxide alarms, is hereby added to read as follows:

302.5 Smoke and carbon monoxide alarms.

Smoke and carbon monoxide alarms shall be installed in accordance with the requirements of Section 302 of the *International Existing Building Code*.

18.28.120 Section 302.5.1 Smoke alarms in existing portions of a building, added.

International Existing Building Code, 2009 Edition, Section 302.5.1 Smoke alarms in existing portions of a building, is hereby added to read as follows:

302.5.1 Smoke alarms in existing portions of a building. Where an addition is made to a building or structure of a Group R or I-1 occupancy, the existing building shall be provided with smoke alarms in accordance with the applicable provisions of the International Fire Code and International Residential Code.

18.28.130 Section 302.5.2 Carbon monoxide alarms, added.

International Existing Building Code, 2009 Edition, Section 302.5.2 Carbon monoxide alarms, is hereby added to read as follows:

302.5.2 Carbon monoxide alarms.

Existing Group I or R occupancies located in a building containing a fuel-burning appliance or a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034, and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in the International Building Code, or an enclosed parking garage ventilated in accordance with the applicable section of the International Mechanical Code shall not be deemed to be an attached garage.

Exception: *Sleeping units or dwelling units* which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The *sleeping unit* or *dwelling unit* is located more than one story above or below any story that contains a fuel-burning appliance or an attached garage;
2. The *sleeping unit* or *dwelling unit* is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is provided with a common area carbon monoxide alarm system.

18.28.140 Section 303.7 Smoke and carbon monoxide alarms, added.

International Existing Building Code, 2009 Edition, Section 303.7 Smoke and carbon monoxide alarms, is hereby added to read as follows:

303.7 Smoke and carbon monoxide alarms. Smoke and carbon monoxide alarms shall be installed in accordance with the requirements of Section 303 of the *International Existing Building Code*.

18.28.150 Section 303.7.1 Smoke alarms, added.

International Existing Building Code, 2009 Edition, Section 303.7.1 Smoke alarms, is hereby added to read as follows:

303.7.1 Smoke alarms. Individual sleeping units and individual dwelling units in Group R and I-1 occupancies shall be provided with smoke alarms in accordance with the applicable provisions of the International Fire Code and International Residential Code.

18.28.160 Section 303.7.2 Carbon monoxide alarms, added.

International Existing Building Code, 2009 Edition, Section 303.7.2 Carbon monoxide alarms, is hereby added to read as follows:

303.7.2 Carbon monoxide alarms.

Existing Group I or R occupancies located in a building containing a fuel-burning appliance or a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034, and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in the International Building Code, or an enclosed parking garage ventilated in accordance with the applicable section of the International Mechanical Code shall not be deemed to be an attached garage.

Exception: *Sleeping units* or *dwelling units* which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The *sleeping unit* or *dwelling unit* is located more than one story above or below any story that contains a fuel-burning appliance or an attached garage;
2. The *sleeping unit* or *dwelling unit* is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is provided with a common area carbon monoxide alarm system.

18.28.170 Section 307.1 Conformance, amended.

International Existing Building Code, 2009 Edition, Section 307.1 Conformance, is hereby amended to read as follows:

307.1 Conformance.

No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies,

unless such building is made to comply with the requirements of this code, the International Building Code and the fire safety requirements for existing buildings of the International Fire Code for such division or group of occupancy. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

18.28.180 Section 307.5 Energy, amended

International Existing Building Code, 2009 Edition, Section 307.5 Energy, is hereby amended to add an exception to read as follows:

307.5 Energy.

Buildings forty years or older undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy do not need to comply with the *International Energy Conservation Code*.

18.28.190 Section 310.9 Historic buildings, exception added.

International Existing Building Code, 2009 Edition, Section 310.9 Historic buildings, is hereby amended to add an exception after 310.9 Historic buildings to read as follows:

Exception: Type B dwelling units are not required to be provided in historic buildings.

18.28.200 Section 402.4 Additions in existing portions of a building or structure of a Group R or I-1 occupancy, added.

International Existing Building Code, 2009 Edition, Section 402.4 Additions in existing portions of a building or structure of a Group R or I-1 occupancy, is hereby added to read as follows:

402.4 Additions in existing portions of a building or structure of a Group R or I-1 occupancy.

Where an addition is proposed to be made to a building or structure of a Group R or I-1 occupancy, the existing building or structure shall be no less conforming to the provisions of the International Building code than the existing building or structure was prior to the addition.

Exception:

1. An existing stairway shall not be required to comply with the requirements of Section 1009 of the International Building Code where the existing space and construction does not allow for the reduction in pitch or slope of a stairway.
2. Handrails otherwise required to comply with Section 1009.12 of the International Building Code shall not be required to comply with the requirement of Section 1021.6 of the International Building Code regarding full extension of the handrails where such extension would be hazardous due to plan configuration.

18.28.210 Section 403.1 Scope, amended.

International Existing Building Code, 2009 Edition, Section 403.1. Scope, is hereby amended to read as follows:

403.1 Scope.

Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose, as well as alterations described in Level 2 where change of use does not affect occupant load.

18.28.220 Section 503.2 Smoke and carbon monoxide alarms, added.

International Existing Building Code, 2009 Edition, Section 503.2 Smoke and carbon monoxide alarms, is hereby added to read as follows:

503.2 Smoke and carbon monoxide alarms.

Smoke and carbon monoxide alarms shall be installed in accordance with the requirements of Section 503.1 of the *International Existing Building Code*.

18.28.230 Section 503.2.1 Smoke alarms, added.

International Existing Building Code, 2009 Edition, Section 503.2.1 Smoke alarms, is hereby added to read as follows:

503.2.1 Smoke alarms.

Individual sleeping units and individual dwelling units in Group R and I-1 occupancies shall be provided with smoke alarms in accordance with the applicable provisions of the International Fire Code and International Residential Code.

18.28.240 Section 503.2.2 Carbon monoxide alarms, added.

International Existing Building Code, 2009 Edition, Section 503.2.2 Carbon monoxide alarms, is hereby added to read as follows:

503.2.2 Carbon monoxide alarms.

Existing Group I or R occupancies located in a building containing a fuel-burning appliance or a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034, and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in the International Building Code, or an enclosed parking garage ventilated in accordance with the applicable section of the International Mechanical Code shall not be deemed to be an attached garage.

Exception: *Sleeping units* or *dwelling units* which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The *sleeping unit* or *dwelling unit* is located more than one story above or below any story that contains a fuel-burning appliance or an attached garage;

2. The *sleeping unit* or *dwelling unit* is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and

3. The building is provided with a common area carbon monoxide alarm system.

18.28.250 Section 601.2 Conformance, amended.

International Existing Building Code, 2009 Edition, Section 601.2 Conformance, is hereby amended to read as follows:

601.2 Conformance.

An existing building or portion thereof shall not be altered such that the building becomes less safe than its existing condition. A structural condition assessment is required for IEBC alteration level 2 or alteration level 3 construction if the proposed alterations are to work areas currently unoccupied. The structural condition assessment shall be performed by a Registered Structural Engineer to identify any damages that may have been caused while the work area was unoccupied. A separate assessment of the currently unoccupied work space shall be performed by a City building inspector and shall include all aspects of construction without the requirements of a destructive inspection. If the work area does not present structural deficiencies, the alteration shall proceed as per Chapter 5 of the *International Existing Building Code*.

18.28.260 Section 603.2 Smoke and carbon monoxide alarms, added.

International Existing Building Code, 2009 Edition, Section 603.2 Smoke and carbon monoxide alarms, is hereby added to read as follows:

603.2 Smoke and carbon monoxide alarms.

Smoke and carbon monoxide alarms shall be installed in accordance with Sections 503.2 through 503.2.2.

18.28.270 Section 704.2 Automatic sprinkler systems, amended.

International Existing Building Code, 2009 Edition, Section 704.2 Automatic sprinkler systems, is hereby amended to read as follows:

704.2 Automatic sprinkler systems.

Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 704.2.1 through 704.2.6. Installation requirements shall be in accordance with the *International Building Code*.

18.28.280 Section 704.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2, amended.

International Existing Building Code, 2009 Edition, Section 704.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2, is hereby amended to delete paragraph 3 and read as follows:

704.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2.

In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors

serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The *work area* is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction;
2. The *work area* exceeds 50 percent of the floor area.

18.28.290 Section 704.2.6 Supplemental installation requirements, added.

International Existing Building Code, 2009 Edition, Section 704.2.6 Supplemental installation requirements, is hereby added to read as follows:

704.2.6 Supplemental installation requirements.

Where any work area in a building is required to be provided with automatic sprinkler protection in accordance with the *International Building Code*, an approved water supply riser pipe and stub out shall be installed as a component of the automatic sprinkler system to non-work areas to allow for future distribution and interconnection of an automatic sprinkler system.

Exception: If the code official determines that it is technically infeasible to design and install an automatic sprinkler system, work areas shall be protected throughout all occupiable spaces by an automatic fire detection system that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the *International Building Code*.

18.28.300 Section 804.1 Automatic sprinkler systems, amended.

International Existing Building Code, 2009 Edition, Section 804.1 Automatic sprinkler systems, is hereby amended to read as follows:

804.1 Automatic sprinkler systems.

Automatic sprinkler systems shall be provided in all work areas when and as required by Sections 704.2 through 704.2.6 and Section 804 of the International Existing Building Code.

18.28.310 Section 804.1.3 Supplemental installation requirements, added.

International Existing Building Code, 2009 Edition, Section 804.1.3 Supplemental installation requirements, is hereby added to read as follows:

804.1.3 Supplemental installation requirements.

Where any work area in a building is required to be provided with automatic sprinkler protection in accordance with the International Building Code, an approved water supply riser pipe and stub out shall be installed as a component of the automatic sprinkler system to non-work areas to allow for future distribution and interconnection of an automatic sprinkler system.

Exception: If the code official determines that it is technically infeasible to design and install an automatic sprinkler system, work areas shall be protected throughout all occupiable spaces by an automatic fire detection system that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the *International Building Code*.

18.28.320 Section 902.1 Compliance with the building code.

International Existing Building Code, 2009 Edition, Section 902.1 Compliance with the building code, is hereby amended to add #10. to read as follows:

902.1 Compliance with the building code.

10. Ambulatory care facilities.

18.28.330 Section 902.3 Compliance with the Vacant Building Code, added.

International Existing Building Code, 2009 Edition, Section 902.3 Compliance with the Vacant Building Code, is hereby added to read as follows:

902.3 Compliance with the Vacant Building Code.

Where the character or use of an existing building or part of an existing building is identified as a vacant building in accordance with 18.40 of the El Paso City Code, commonly referred to as the Vacant Building Code, the building shall then comply with all of the applicable requirements of the Vacant Building Code.

18.28.340 Section 912.2.1 Fire sprinkler system, amended.

International Existing Building Code, 2009 Edition, Section 912.2.1 Fire sprinkler system, is hereby amended to read as follows:

912.2.1 Fire sprinkler system.

Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs, and in accordance with Sections 704.2 through 704.2.6 and Section 912 of the *International Existing Building Code*.

18.28.350 Section 912.2.1.1 Fire sprinkler system supplemental installation requirements, added.

International Existing Building Code, 2009 Edition, Section 912.2.1.1 Fire sprinkler system supplemental installation requirements, is hereby added to read as follows:

912.2.1.1 Fire sprinkler system supplemental installation requirements.

Where the work area in a building is required to be provided with automatic sprinkler protection in accordance with the International Building Code, an approved water supply riser pipe and stub out shall be installed as a component of the automatic sprinkler system to allow for future distribution and interconnection of an automatic sprinkler system to other work areas above and below the present work area.

Exception: If the code official determines that it is technically infeasible to design and install an automatic sprinkler system, work areas shall be protected throughout all occupiable spaces by an automatic fire detection system that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the *International Building Code*.

18.28.360 Section 912.5.1.1 Fire wall alternative, added.

International Existing Building Code, 2009 Edition, Section 912.5.1.1 Fire wall alternative, is hereby added to read as follows:

912.5.1.1 Fire wall alternative.

In other than Groups H, F-1 and S-1, fire barriers and horizontal assemblies constructed in accordance with Sections 707 and 711, respectively, of the International Building Code shall be permitted to be used in lieu of fire walls to subdivide the building into separate buildings for the purpose of complying with the area limitations required for the new occupancy where all of the following conditions are met:

1. The buildings are protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.
2. The maximum allowable area between fire barriers, horizontal assemblies, or any combination thereof shall not exceed the maximum allowable area determined in accordance with Chapter 5 of the *International Building Code* without an increase allowed for an automatic sprinkler system in accordance with Section 506 of the *International Building Code*.
3. The fire-resistance rating of the fire barriers and horizontal assemblies shall not be less than that specified for fire walls in Table 706.4 of the *International Building Code*.

Exception: Where horizontal assemblies are used to limit the maximum allowable area, the required fire resistance rating of the horizontal assemblies shall be permitted to be reduced by 1 hour provided the height and number of stories increases allowed for an automatic sprinkler system by Section 504.2 of the *International Building Code* are not used for the buildings.

18.28.370 Section 1004 Smoke Alarms in Occupancy Groups R-3 and R-4, amended.

International Existing Building Code, 2009 Edition, Section 1004 Smoke Alarms in Occupancy Groups R-3 and R-4 is hereby amended to read as follows:

SECTION 1004

SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ALL R GROUPS AND I-1 OCCUPANCY

1004.1 Smoke and carbon monoxide alarms in existing portions of a building. Whenever an addition is made to a building or structure of any R Group or I-1 occupancy, the existing building shall be provided with smoke and carbon monoxide alarms as required by Sections 302.5 through 302.5.2 of the International Existing Building Code and in compliance with the *International Building Code or International Residential Code*.

18.28.380 Section [B] 1301.6.19 Incidental accessory occupancy, amended.

International Existing Building Code, 2009 Edition, Section [B] 1301.6.19 Incidental accessory occupancy, is hereby amended to read as follows:

[B] 1301.6.19 Incidental accessory occupancy.

Evaluate the protection of incidental accessory occupancies in accordance with Section 508.2.5 of the International Building Code. Do not include those where this code requires automatic sprinkler systems throughout the building including covered mall buildings, high-rise buildings, public garages and unlimited area buildings. Assign the lowest score from Table 1301.6.19 for the building or floor area being evaluated and enter that value into Table 1301.7 under Safety Parameter 1301.6.19, Incidental Accessory Occupancy, for fire safety, means of egress and general safety. If there are no specific occupancy areas in the building or floor area being evaluated, the value shall be zero.

18.28.390 Section [B] 1401.7 Fire safety during construction, added.

International Existing Building Code, 2009 Edition, Section [B] 1401.7 Fire safety during construction, is hereby added to read as follows:

[B] 1401.7 Fire safety during construction.

Fire safety during construction shall comply with the applicable requirements of the International Building Code and the applicable requirements of the International Fire Code.

18.28.400 Appendix A Guidelines for the Seismic Retrofit of Existing Building and Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities, adopted.

International Existing Building Code, 2009 Edition, Appendix A Guidelines for the Seismic Retrofit of Existing Building and Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities, are hereby adopted in their entirety.

18.28.410 Chapter 15 Referenced Standards, adopted and amended.

International Existing Building Code, 2009 Edition, Chapter 15 Reference Standards are hereby adopted and amended to add the following:

NFPA 13R-07 Installation of Sprinkler Systems in Residential Occupancies up to and including Four stories in height.....	704.2.5
NFPA 13 Standard for the Installation of Sprinkler Systems.....	704.2.5
NFPA 914 NFPA 914: Code for Fire Protection of Historic Structures.....	Chapter 11

18.28.420 Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings, adopted.

International Existing Building Code, 2009 Edition, Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings, is hereby adopted in its entirety.

18.28.430 Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities, adopted.

International Existing Building Code, 2009 Edition, Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities, is hereby adopted in its entirety.

B. The effective date of this ordinance shall be September 1, 2012. This ordinance shall be applicable to all permit applications received on or after that date.

C. Except as herein provided, Title 18 (Building and Construction) shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2012.

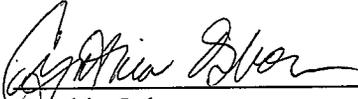
THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew McElroy, Director
City Development Department