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

DEPARTMENT: **Engineering and Construction Management Department**

AGENDA DATE: **Introduction on September 14, 2010; Public hearing on September 21, 2010**

CONTACT PERSON/PHONE: **R. Alan Shubert, P.E. - ext. 4423**

DISTRICT(S) AFFECTED: **Citywide**

SUBJECT:

Discussion and action on the following code changes to Titles, 9 (Health & Safety), and 18 (Building & Construction) of the City Code, as follows:

a) An Ordinance amending Title 18 (Building & Construction), Chapter 18.02 (Building and Construction administrative Code, Sections 18/02.103.1.1.6 (Prerequisite to Issuance of Permits), and 18/02.103.9.1.2.1 (Prerequisite to Issuance of Certificate of Occupancy) of the El Paso City Code to Amend the Requirements for Issuance of Conditional Building Permits and Certificates of Occupancy for Lots with Conditional Building Permits.

b) An Ordinance amending Title 18 (Building & Construction), Chapter 18.02 (Building and Construction Administrative Code) of the El Paso City Code, by repealing Chapter 18.02 in its entirety and adopting a new Chapter 18.02 in its place.

c) An Ordinance adopting the 2009 Edition of the International Building Code and amending Title 18 (Building & Construction), Chapter 18.08 (Building Code) of the El Paso City Code to provide for local amendments.

d) An Ordinance adopting the 2009 Edition of the International Residential Code and amending Title 18 (Building & Construction), Chapter 18.10 (Residential Code) of the El Paso City Code to provide for local amendments.

e) An Ordinance adopting the 2009 Edition of the International Mechanical Code and amending Title 18 (Building & Construction), Chapter 18.12 (Mechanical Code) of the El Paso City Code to provide for local amendments.

f) An Ordinance adopting the 2008 Edition of the National Electrical Code and amending Title 18 (Building & Construction), Chapter 18.16 (Electrical Code) of the El Paso City Code to provide for local amendments.

g) An Ordinance adopting the 2009 Edition of the International Plumbing Code and amending Title 18 (Building & Construction), Chapter 18.20 (Plumbing Code) of the El Paso City Code to provide for local amendments.

h) An Ordinance adopting the 2009 Edition of the International Fuel Gas Code and amending Title 18 (Building & Construction), Chapter 18.24 (Gas Code) of the El Paso City Code to provide for local amendments

i) An Ordinance adopting the 2009 Edition of the International Existing Building Code and amending Title 18 (Building & Construction), Chapter 18.28 (Existing Building Code) of the El Paso City Code to provide for local amendments.

j) An Ordinance amending Title 18 (Building and Construction), Chapter 18.46 (Landscape), of the El Paso City Code, to provide additional definitions, clarify the landscape requirements for parking lots, lower the percentage of plants required from the plant list, and add an exemption to the landscape requirements.

k) An Ordinance adopting the 2009 Edition of the International Energy Conservation Code and amending Title 18 (Building & Construction), to add Chapter 18.70 (Energy Conservation Code) to the El Paso City Code and providing for local amendments.

l) An Ordinance adopting the 2009 Edition of the International Fire Code and amending Title 9 (Health & Safety), Chapter 9.52 (Fire Prevention Code) of the El Paso City Code to provide for local amendments.

BACKGROUND / DISCUSSION:

The International Code Council has published the 2009 version of the International Code Family and local public input and industry input has been taken to assure that the current version of the codes are amended and adopted as appropriate for the City Of El Paso. These codes are normally revised on a three year cycle, and adoption is key to stay abreast of modern developments in building safety and to be consistent with adoption by the State of Texas of certain codes.

PRIOR COUNCIL ACTION:

The City Council on July 20, 2010 heard the findings of the Planning and Development Legislative Review Committee, and directed staff to go forward with the 2009 International Building Codes, perform additional industry outreach and to bring the codes back for Council consideration in 90 days.

AMOUNT AND SOURCE OF FUNDING:

No funding required for execution of this item.

BOARD / COMMISSION ACTION:

N/A

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

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

(Example: if RCA is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE AND AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.08 (BUILDING CODE), OF THE EL PASO CITY CODE, TO PROVIDE FOR LOCAL AMENDMENTS TO THE 2009 INTERNATIONAL BUILDING CODE, THE PENALTY BEING AS PROVIDED IN SECTION 18.02.107 (VIOLATIONS AND PENALTIES) OF THE EL PASO CITY CODE.

WHEREAS, the 2009 edition of the International Building Code has been published and adoption of the 2009 edition of the International Building Code is now proposed; and

WHEREAS, the Building Official for the City of El Paso has reviewed and favorably recommends the adoption of the 2009 International Building Code together with the local amendments 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 the book entitled "International Building Code," 2009 Edition, a copy of which authenticated by the City Clerk is on file in the City Clerk's Office, is hereby adopted by the City Council for the City of El Paso.

B. That Title 18 (Building and Construction), Chapter 18.08 (Building Code), of the El Paso City Code, containing the local amendments to the 2009 International Building Code, shall be and is hereby amended in its entirety to read as follows:

18.08.010 Short title.
This chapter may be cited as the El Paso Building Code.

18.08.020 Adoption.
The book entitled "International Building Code," 2009 Edition, a copy of which authenticated by the City Clerk is on file in the City Clerk's Office, is adopted as the Building Code of the City, as fully as if copied at length in this chapter, but with the changes set forth in this chapter and Chapter 18.02, the Building and Administrative Code of the City of El Paso.

Exception: As an alternative, existing buildings undergoing repair, alterations, additions or change of occupancy shall be permitted to comply with the El Paso Existing Building Code.

18.08.030 Section 105.2 Work exempt from permit, Building: item #1, amended.
International Building Code, 2009 Edition, Section 105.2, Work exempt from permit, Building: item #1 is hereby amended to read as follows:

105.2 Work exempt from permit.
Building:
1. Buildings not exceeding one story in height and 200 square feet in area shall be exempt from these requirements provided such building is properly anchored to resist overturning and sliding as required in 1605.1.

18.08.040 Section 202 Definitions, Shell, amended.
International Building Code, 2009 Edition, Section 202 Definitions, is hereby amended to read as follows:

Shell: A shell building shall meet the requirements that consist of all exterior walls, foundation, site work, landscaping and zoning, parking requirements, property line firewalls and roof structure. Multi-story shell building shall include elevator floor assemblies, mezzanines (when used), stairwells and elevators. Any mechanical, plumbing or electrical scope of work will be limited to "rough-in" designs for future use. Utilities service connections will be stub outs into the building's service entrance for connection at time of the time of tenant improvements. Shell building shall not be occupied upon completion. However, they must meet all minimum requirements for public works, zoning, land development, sanitation and water, before a certificate of completion is issued. No certificate of occupancy will be issued until landscaping, civil work or building construction is completed.

18.08.050 Section 310.1 Residential Group R, R-3, amended.
International Building Code, 2009 Edition, Section 310.1 Residential Group R, R-3 is hereby amended to read as follows:

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I, including child care facilities which accommodate six or more children of any age who stay less than 24 hours per day and are permitted under the Zoning Ordinance or personal home care facilities permitted under the Zoning Ordinance.

18.08.060 Section 311.4 Required separation for Group S tenants, added.
International Building Code, 2009 Edition, Section 311.4 Required separation for Group S tenants, is hereby added to read as follows:

311.4 Required Separation for Group S Tenants.
Tenants of a Group S occupancy shall be separated from other tenants by 1-hour fire partitions and horizontal assemblies or a Code required fire barrier. Non-fire rated partitions may be used to separate Group S tenants provided no area between partitions rated at 1 -hour or more exceeds 3,000 sq. ft.

18.08.070 Section 424 Fences, added.
International Building Code, 2009 Edition, Section 424 Fences, is hereby added to read as follows:

424 Fences
424.1 Electrified Fences

1. The use of electrical fences is restricted to use for control of domestic farm animals in areas zoned and actually utilized for farming or, ranching activities; or for other areas where large domestic animals such as horses or cattle are legally maintained, upon application to the building official in each case.
2. Only battery-powered units are acceptable. Units must be UL approved for proposed use and final installation acceptable to the building official.
3. Fences must be clearly marked and identified with easily recognizable signs at intervals not exceeding twenty-five (25) feet.

424.2. Barbed Wire, Farm/Ranch

1. Barbed wire fences installed in conventional multi-strand configuration may be used for the same purpose, the same area, and under the same conditions outlined in Section 424.3.
2. Wire must be securely fastened to durable wooden or metal posts, spaced not to exceed fifteen (15) feet center-to-center, and designed to withstand all loads reasonably expected to be imposed upon them.
3. Gates in such fences shall have solid frames, be conventionally hinged, and shall not swing over public property.

424.3 Barbed Wire Other Than Farm/Ranch

1. Barbed wire may be used as a topping on walls and fences in areas zoned for commercial and manufacturing uses provided such wire is properly attached and secured to risers or outriggers especially designed for this purpose. Such barbed wire installation shall be placed not less than seven (7) feet above finished grade at any point along the fence, and shall not at any point extend beyond the property line, over the public way, or adjoining property.
2. The use of barbed wire for dwellings or apartments in residential and apartment zones is prohibited.
3. The use, design and minimum height of barbed wire fence topping for occupancies other than dwellings or apartments located in residential or apartment zones, shall be determined by the building official for each such installation. Such determination shall be based on the need for barbed wire protection, considering the probable risk or theft or trespass, the character of the neighborhood, and other pertinent factors; the possible hazards to persons; and reasonable consideration of appearance.

424.4 Use of Broken Glass. The use of broken glass and similar materials designed to do bodily harm, as a topping for fences and walls is prohibited.

18.08.080 Section 501.2 Address identification, amended.

International Building Code, 2009 Edition, Section 501.2 Address identification is hereby amended to read as follows:

501.2 Premises Identification.

501.2.1 Definitions.

For the purposes of administering the numbering of buildings, the following definitions shall apply:

"Building numbering," means those numbers and/or letters as may be needed to identify building(s) at a municipal street address.

"Municipal street address" means the building numbering used in conjunction with the street name and assigned by the Planning Division for the City of El Paso for the purpose of identifying individual properties.

"Prominently displayed" means that which is conspicuously located, readily noticeable, and easily readable from the street during normal daytime atmospheric conditions by the driver of an emergency response vehicle.

"Shopping Mall or Strip Mall" means a building or buildings located on the same lot, containing one (1) or more units, which are utilized by the occupants for business purposes.

501.2.2 Municipal Street Address Identification Required.
Building numbering shall be prominently displayed on all buildings for which a municipal street address has been assigned in accordance with the requirements of this Section.

501.2.3 Building Numbering Character Height.
Building numbering shall be displayed in characters having a minimum height conforming to the following table:

Distance Building Numbering is Setback from the Street Curb	Minimum Height
Less than 100 ft.	8"
Equal to or greater than 100 ft. but less than 150 ft.	10"
Equal to or greater than 150 ft. but less than 200 ft.	12"
Equal, to or greater than 200 ft.	See 501.2.3.1

501.2.3.1 Where the distance of the building numbering located on the nearest building wall is equal to or greater than 200 ft. from the street curb, building numbering shall be located on a permanent sign that is not more than 50 ft. from the street curb and is in accordance with Chapter 20.66. If no other such permanent sign exists, a permanent sign shall be provided so that the building numbering shall be located not more than 50 ft. from the street curb. Such permanent sign shall be in accordance with Chapter 20.66 of the City Code and numbering shall be sized in accordance with 501.2.3.

501.2.3.2 Building Numbering Characters.

The characters used for building numbering shall be oriented so that they read from left to right horizontally, are not wrapped around corners. The characters shall be a simple, block lettering style without serifs and shall not be slanted or italicized. The characters shall be designed and mounted to avoid shadows that diminish the readability.

501.2.3.3 Color.
The color contrast between the building numbering characters and the background against which they are viewed shall be sharply contrasted and sufficiently distinct to ensure legibility/readability. The contrasting background color shall extend a minimum of 4" above, below, and on both sides of the building numbering without interference from any other building element, blending of color, or border. These contrasting colors shall be very dark on very light or the reverse and shall be subject to the approval of the Fire Code Official.

501.2.3.4 Visibility and Readability.
Building numbering shall be installed and maintained so that it is clearly visible and easily readable from the street and not obscured by any obstructions such as, but not limited to, landscaping, signage, vehicles, off-street parking, other buildings or building elements.

501.2.3.5 Building Numbering Location.

1. When the primary public entry to the building fronts on the addressed street, building numbering shall be located within the upper one-fourth of the building, not to exceed 20 feet above the ground, on the building wall facing the addressed street.
2. On buildings where the public entry does not front the addressed street, building numbering shall be located near the primary public entry and contain the name of the addressed street. In addition, building numbering shall be located within the upper one-fourth of the building, not to exceed 20 feet above the ground, on the building wall facing the addressed street in compliance with all requirements of this Chapter.
3. On buildings that have a canopy or other building element fronting the addressed street, numbering shall be located on the canopy or other building element. Such numbering shall be located on the surface facing the addressed street and located equal distance from the top and bottom of the facade. If the canopy or other building element is closer than 50 feet to the addressed street, such numbering shall also be located on the sides of the canopy.
4. If another permanent structure or sign exists; the building numbering shall be centered on the face of the permanent structure or sign. Building numbering provided on a permanent sign shall not be included in the calculation of the allowable sign area.
5. On buildings, canopies and other permanent structures or signs where numbering is to be located, and the building, canopy or other permanent structure fronts the street at an angle, such numbering shall be located on the all sides facing the addressed street.
6. On buildings with frontage of 150 feet or more, building numbering shall be located within the upper one-fourth of the building, not to exceed 20 feet above the ground, on the opposing ends of the building wall fronting on the addressed street in accordance with the requirements of this Chapter.

7. In the event that the location of building numbering complying with this subparagraph does not result in compliance with Section 501.2.2, the location shall be as directed by the Fire Code Official.

501.2.3.6 Multiple Individual Occupancies.
When a building contains multiple individual occupancies, which have the same municipal street address, each occupancy shall be identified by additional numbers and/or letters, a minimum of 6 (six) inches high located in close proximity to its primary public entry if the primary entry is from the outside of the building. This requirement shall be in addition to the building numbering of the municipal street address located on the building wall or other structure as required in this Chapter.

501.2.3.7 Multiple Buildings at a Municipal Street Address.
When there is more than one (1) building at a municipal street address, the building nearest to the addressed street shall display the numbering and/or lettering of the first and last building separated by a hyphen. Each remaining building shall be further identified by displaying distinguishing numbers and/or letters on at least one (1) wall located near the primary public entry for that building. Such numbering shall be subject to the approval of the Fire Code Official.

501.2.3.8 Buildings with Multiple Street Addresses.
When there is more than one (1) municipal street address assigned to buildings located on the same lot, each building shall comply with the building numbering requirements. The building nearest the addressed street shall display the building numbering of the first and last municipal street address separated by a hyphen.

501.2.3.9 Additional Building Numbering.
The owner of a property may provide additional building numbering beyond the building numbering required by this Section. Such additional building numbering, when located on a surface facing a street other than the addressed street, shall also contain the name of the addressed street in addition to the addressed numbering. Additional building numbering shall not be subject to the other requirements of this Section.

501.2.4 Appeal.
The owner of a property may appeal the determination of the location or color for building numbering by the Fire Code Official to the Construction Board of Appeals in accordance with Chapter 2.30 of the City Code.

501.2.5 Administration and Enforcement.
The requirements of this Section shall be administered as part of the building permit and inspection process. The certificate of occupancy shall not be issued unless the building numbering has complied with this Section.

501.2.6 Existing Buildings.
All existing buildings and buildings for which the permit application was received prior to January 1, 2006, except residential buildings containing not more than four (4) dwelling units, that were in full compliance with the pre-existing ordinance (Ord. 15963 A (part), 2004), shall

comply with this Section within one (1) years of the enactment of this ordinance. All other building that have not been in compliance with the pre-existing ordinance (Ord. 15963 A (part), 2004), shall comply with this Section immediately upon enactment. The pre-existing ordinance (Ord. 15963 A (part), 2004) shall remain in full force an effect until the expiration of one (1) year from the enactment of this ordinance.

501.2.7 Enforcement.
The Fire Code Official and the Building Official are authorized to issue a notice to correct and a citation to the owner, manager, operator or person who otherwise controls the use of any property on which the building numbering has not been provided as required by this Section. The Fire Code Official or the Building Official may issue one notice to correct. The owner, manager, operator or person who otherwise controls the use of any property must comply with the requirements of a notice to correct within thirty (30) days of the date a notice was issued.

Section 501.2.8 Violation.
A. It shall be unlawful for any person who owns, manages, operates or otherwise controls the use of any premises subject to regulation under this chapter to fail to comply with all of its provisions.
B. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor and shall be punished as provided in Sections 114 through 116 of the International Building Code, 2009 Edition.

18.08.090 Section 907.2.12.2 System response, deleted.
International Building Code, 2009 Edition, Section 907.2.12.2, System response, is hereby deleted in its entirety.

18.08.100 Section 910.3.2.2 Sprinklered buildings, amended.
International Building Code, 2009 Edition, Section 910.3.2.2, Sprinklered buildings, is hereby amended to read as follows:

910.3.2.2 Sprinklered Buildings.
Smoke and heat vents shall not be installed in sprinklered buildings. Mechanical smoke exhaust complying with Section 910.4 shall be installed in sprinklered buildings.

18.08.110 Section 1007 Accessible means of Egress, deleted.
International Building Code, 2009 Edition, Section 1007, Accessible Means of Egress, is hereby deleted in its entirety.

18.08.120 Section 1101.2 Design, amended. International Building Code, 2009 Edition, Section 1101.2 Design, is hereby amended to read as follows:

1101.2 Design.
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, the Texas Accessibility Standards ("TAS") of the Architectural Barriers Act (Chapter 469, Government Code) and the American National Standard of the International Code Council (ICC/ANSI A117.1 1998).

A. All buildings and structures and their associated sites and facilities including employee work areas shall be made accessible as required by this chapter.

B. The design and construction of accessible building elements shall be in accordance with this chapter and Sections 4.1 through 4.35 of the TAS or its successor and the requirements of this Chapter.

C. TAS, a copy of which, authenticated by the signature of the Mayor and City Clerk, and made a public record by resolution of the City Council, is on file in the City Clerk's Office and except as modified in this Chapter, is hereby adopted and shall be considered an integral part of the Building Code.

Exceptions:
1. Group R3--One and Two Family Dwellings. One and two family dwellings regulated by the El Paso Residential Code, Chapter 18.10, and their accessory buildings shall be exempt from the requirements of this Section.
2. Group R2 Occupancies. Group R2 Occupancies having not more than four units on a site are exempt from the requirements of this Section.
3. Group R1 occupancies. Group R1 Occupancies that are actually occupied as a residence by the proprietor and that have ten or fewer rooms on a site for rent or hire are exempt from the requirements of this Section.
4. Storage Mezzanines. Mezzanines used solely for storage shall be exempt from the requirements of this Section provided the area of the inaccessible level is less than 2000 square feet.
5. Uninhabitable Spaces. Uninhabitable spaces shall be exempt from the requirements of this Section. For the purposes of this Section, uninhabitable spaces shall mean those spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, or non-passenger elevators, and frequented only by service personnel for maintenance purposes.
6.Religious Ritual Places. Places used primarily for religious rituals within either a building or facility of a religious organization such as baptisteries, chancels and/or altars, confessionals and similar places are exempt from the requirements of this Section.

18.08.130 Section 1101.3 Maintenance of Facilities, added.
International Building Code, 2009 Edition, Section 1101.3, Maintenance of Facilities is hereby added to read as follows:

1101.3 Maintenance of Facilities.
Any building, facility, dwelling unit, or site that is constructed or altered to be accessible or adaptable under this Section shall be maintained accessible/adaptable during its occupancy.

18.08.140 Section 1101.4 Variances, added.
International Building Code, 2009 Edition, Section 1101.4, Variances, is hereby added to read as follows:

1101.4 Variances.

Any exemptions from or modifications of the requirements of the TAS obtained for any project through a variance granted by the Texas Department of Licensing and Regulation (TDLR) shall be deemed a variance under this chapter and approval by the Construction Board of Appeals as described in City Code Chapter 2.30 shall not be required. The building official may issue a conditional building permit, pending final determination from TDLR, provided the applicant submits proof that a variance application for the requested exemption or modification has been submitted to TDLR.

18.08.150 Section 1107.6.2.1.1 Type A units, amended.
International Building Code, 2009 Edition, Section 1107.6.2.1.1, Type A units, is hereby amended to read as follows:

1107.6.2.1.1 Type A units.
In Group R-2 occupancies containing more than four (4) dwelling units or sleeping units, at least three (3) percent but not less than one of the units shall be a Type A unit. All units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units. All type A units shall be provided with a roll-in shower and a permanent mounted folding shower seat meeting the specifications and requirements for roll-in showers and mounted folding shower seats in ACC/ANSI 1171.1 – 2003, Section 608.

Exceptions:
1. The number of Type A Units is permitted to be reduced in accordance with Section 1107.7.
2. Existing structures on a site shall not contribute to the total number of units on a site.

18.08.160 Table 1107.6.1.1, Accessible Dwelling and Sleeping Units, deleted.
International Building Code, 2009 Edition, Table 1107.6.1.1, Accessible Dwelling and Sleeping Units, is hereby deleted in its entirety.

18.08.170 Section 1204.1 Equipment and systems, amended.
International Building Code, 2009 Edition, Section 1204.1 Equipment and systems, is hereby amended to read as follows:

1204.1 Equipment and systems. Interior spaces intended for human occupancy shall be provided with active or passive space-heating and cooling systems capable of maintaining an indoor temperature between 68 F (20 C) and 90 F at a point 3 feet above the floor in all habitable spaces. The installation of portable space heaters shall not be used to achieve compliance with this section.

Exception: Interior spaces where the primary purpose is not associated with human comfort.

18.08.180 Section 1804.7 Excavation Greater Than 5 Feet, added.
International Building Code, 2009 Edition, Section 1804.7 Excavation Greater Than 5 Feet, is hereby added to read as follows:

1804.7 Excavation Greater Than 5 Feet.
Excavations which will exceed five (5) feet in depth shall provide trench safety systems that meet Occupational Safety and Health Administration (O.S.H.A.) standards. Supporting systems shall be designed by a qualified professional and meet accepted engineering requirements. The building official may require that such supporting system designs be made part of the project drawings and specifications.

18.08.190 Section 2114 Rock Masonry Retaining Walls, Yard Walls and Fences, added.
International Building Code, 2009 Edition, Section 2114 Rock Masonry Retaining Walls, Yard Walls and Fences, is hereby added to read as follows:

Section 2114 Rock Masonry Retaining Walls, Yard Walls and Fences.

2114.1 General.

1. All retaining rock masonry walls, rock yard walls and rock fences shall be so designed as to withstand any normal and special loading which may be expected for the intended use of the structure and no subsequent change of use shall be permitted without provisions for the additional loading imposed by such new uses. For the purpose of this section, fences are further defined as free-standing structures supporting no vertical weight other than the weight of the materials used in the construction of the fence and resisting no externally applied horizontal loadings other than wind or earthquake forces. Freestanding masonry sign pylons shall be classified as fences.
2. Rock masonry walls used in whole or in part for earth retention, in excess of 24 inches in height, shall be provided with adequate footings of reinforced concrete. Rock walls and fences, which due to inadequate or improper design or deterioration, show indications of becoming unstable or unsafe shall, be considered unsafe. Unsafe walls and fences shall be abated by repair and rehabilitation or by demolition.
3. If a wall is proposed to be built, constructed, or repaired on a common property line, written approval of adjoining property owners must be submitted with the application for a building permit. If the City is the adjoining property owner, written approval of the Zoning Administrator must be requested and submitted with the permit application.

2114.2 Retaining Walls.
Permanent excavations with a grade separation exceeding twenty-four (24) inches on a vertical line, as opposed to embankments along the natural angle of repose of the soil material, that are retained with masonry shall have the masonry designed and constructed within the provisions of this chapter. Both residential and non-residential construction shall comply with this section.

2114.2.1 Design and Stability.

1. Walls used to retain more than four (4) feet of earth shall be designed by a registered professional engineer.
2. Walls shall be analyzed as gravity type structures. Native rubble masonry construction spanning between buttresses may be considered as having a flexural tensile/compressive strength of fifteen (15) PSI and an axial compressive strength not to exceed sixty (60) PSI. The effective width (thickness) dimensions for structural strength and stability shall

be reduced by six (6) inches unless the wall is constructed utilizing a cast-in-place concrete core to insure solid construction.

3. Foundation concrete shall be effectively bonded to the supported native stone rubble masonry in order to enable the system to perform as an integral composite unit. Bonding may be accomplished by the use of stones twelve (12) inches or larger in dimension placed in the plastic concrete of the foundation to obtain a minimum of six (6) inch embedment with a six (6) inch projection to bond with the native stone rubble masonry constructed above.
4. Externally applied loadings acting on retaining structures shall be those computed from design conditions but shall be no less than required under Chapter 16 of this Code. Parking areas limited to automobiles and other light vehicles shall require a minimum fifty (50) PSF uniform surcharge loading. A minimum of two hundred fifty (250) PSF uniform surcharge loading or AASHTO Lane Loading (whichever is greater) shall be required for parking areas subject to heavy vehicles.

2114.2.2 Materials.

1. Concrete, reinforcing steel and native stone, shall conform to the requirements of Chapters 19 and 21 of this Code. Structural concrete for foundations shall have a minimum twenty-eight (28) day compressive strength of two thousand five hundred (2500) PSI. Concrete for core fill of gravity retaining walls shall have a minimum twenty-eight (28) day compressive strength of two thousand (2000) PSI.
3. Mortar shall have a minimum twenty-eight (28) day compressive strength, of one thousand eight hundred (1,800) PSI when averaged over three (3) two 2) inch cubes of three (3) three (3) by six (6) inch cylinders in accordance with ASTM C109 or ASTM C780 and shall not contain more than fifteen (15) pounds of ASTM C207, Type S hydrated lime per cubic foot of mortar when mixed by volume. The building official may require submission of test reports confirming compliance with these requirements.

2114.2.3 Construction.

1. Foundations shall bear on native undisturbed soil capable of sustaining the load imparted upon it. Subject to the approval of the building official.
2. Foundation may be built upon mechanically compacted soil (native soils with increased densification or engineered fill materials) upon submittal of evidence that the proposed loadings will be adequately supported.
3. Adequate provisions shall be made to eliminate hydrostatic pressure buildup through the use of a free-draining backfill material over an underground water collection system that will drain through the wall and above the foundation in order to insure stability of the foundation supporting soil. Random pattern weep holes shall not be considered as sufficient to accomplish required drainage. Retaining structures retaining less than four (4) feet of earth are not required to provide the above drainage system.
4. Foundations must bear a minimum of two (2) feet below finish grade level or one (1) foot into native undisturbed materials satisfactory for bearing (on the low side of the retaining structures) whichever provides the lowest elevation.

2114.2.4 Drawings and Specifications. All structures governed under this section shall be required to submit drawings in accordance with Chapter 18.02 Administrative Code. Such drawings shall include the following:

1. Theoretical calculated soil pressures at the toe and heel of the wall foundation.
2. Factor of safety against horizontal sliding and overturning (tipping) equal to or greater than 1.5.
3. Uniform surcharge loading and soil unit weight used in analysis and design (PCF).
4. Line or strip loadings (PLF) and locations with respect to wall.
5. Assumed unit weight of native stone rubble masonry construction (PCF).
6. Wall thickness and height dimensions with relative positioning for yard wall extensions, retained heights, base widths and foundations.
7. Locations of construction (through-wall) joints, changes in foundation bearing elevations, positioning, extent and construction of underground drainage against the retaining structure.

2114.3 Yard Walls and Fences.
Yard walls and fences of masonry materials shall be considered as non-bearing walls and shall be supported either horizontally or vertically by intersecting fences, pilasters, monolithic columns, integral, with the fence construction of sufficient strength and stability to provide the required structural support. The minimum thickness shall be sufficient to resist all normal vertical and horizontal loads applied to the fence.

2114.3.1 Masonry walls over six (6) feet in height shall be designed as a structural wall by a licensed professional engineer and provided with adequate footings. The design will be reviewed by the building official.

2114.3.2 Design and Stability.

1. The unsupported height to thickness (KH/t) or length to thickness (KL/t) shall not exceed 40, where, K=2.0 for cantilevered conditions, and 1.0 for both ends being supported:
   H = Height of fence above foundation
   L = Horizontal distance between stiffening elements
   t = Thickness of fence
2. In native stone rubble masonry walls with "no mortar" finishes, three (3) inches shall be deducted from the thickness of the fence for each face where this finish is used, when computing the minimum thickness for KH/t, KL/t and structural stability requirements.
3. Lateral support (stiffening elements) shall be provided by intersecting fences, pilasters, monolithic columns integral with the fence construction or other vertical members of sufficient strength and stability to provide the required structural support.
4. Masonry fences, including native stone rubble, shall have each wythe through-bonded with native stone rubble masonry having through-bond stones at a maximum spacing of three (3) feet vertically and three (3) feet horizontally.
5. Adequate strength, and stability to resist overturning, and other stresses for externally applied horizontal loads, shall be provided to the satisfaction of the building official and shall conform to accepted engineering design principles. Wind loading and shape factors shall be as set forth in Chapter 12 of this Code.

2114.3.3 Materials.

1. All materials shall be in accordance with Chapter 21.
2. Masonry fences, including native stone rubble, shall be laid in Type M, S, or N mortar.
3. Masonry fences, including native stone rubble, shall be provided with a reinforced concrete foundation in accordance with the approved subdivision design standards of the City.

18.08.200 Section 3107.1 General, amended.
International Building Code, 2009 Edition, Section 3107 Signs, is hereby amended to read as follows:

3107.1 General. Signs shall comply with the Zoning Ordinance and shall be designed, constructed and maintained in accordance with this code.

18.08.210 Section 3201.1 Scope, amended.
International Building Code, 2009 Edition, Section 3201.1 Scope, is hereby amended to read as follows:

3201.1 Scope.
The use of public property or any portion thereof, shall be in accordance with the City Charter, Section 3.18 and the provisions of this Chapter.

18.08.220 Section 3305.2 Temporary Facilities, added.
International Building Code, 2009 Edition, Section 3305.2 Temporary Facilities, is hereby added to read as follows:

3305.2 Temporary Facilities.
Adequate sanitary facilities for the convenience of all workmen shall be provided according to Table 3305.1. Required facilities shall be located not more than one hundred (100) feet from the construction site, and shall not be within sixty (60) feet of any occupied structure, unless the occupant of such structure consents, or unless it is impracticable to locate the facilities the required minimum distance from the structure. Existing facilities owned by others may be used provided permission for their use is obtained and only if such facilities comply with the requirements or this section.

3305.3 Facilities shall be kept in a clean and sanitary condition throughout the duration of the work. The temporary workman's toilet shall be enclosed, screened, and weatherproofed and shall be connected to a sewer. Upon removal of the temporary facilities, the sewer connections shall be removed and the sewer capped. In lieu of connecting to a sewer, the temporary facility may be a portable, enclosed, chemically treated, tank-tight unit.

Table 3305.1
Number of Employees
Minimum Number of Toilet Facilities

If Serviced Once Per Week*	
1--10	1
11--20	2
21--30	3
31--40	4
Over 40	1 additional facility for each 10 additional employees
If Serviced More Than Once Per Week*	
1--15	1
16--35	2
36--55	3
56--75	4
76--95	5
Over 95	1 additional facility for each 20 additional employees

*"Servicing" refers to the emptying of waste and the cleaning of the toilet facility. A camp equipped with flush toilets shall meet the standard for "minimum number of toilet facilities if serviced more than once per week".

18.08.230 Appendix C, Group U-Agricultural Buildings, adopted.
International Building Code, 2009 Edition, Appendix C, Group U-Agricultural Buildings, is hereby adopted in its entirety.

18.08.240 Appendix D, Fire Districts, adopted and amended.
International Building Code, 2009 Edition, Appendix D, Fire Districts, is hereby adopted and Sections D101, D101.1 and D101.2.1 are hereby amended to read as follows:

D101 Scope.
The Fire District shall include such territory as defined herein.

D101.1 Reserved.

D0101.2.1 Fire District No. 1. Fire District No. 1 shall include the following portion of the City of El Paso, which is more particularly described by metes and bounds, as follows:

Beginning at the intersection of the east line of Santa Fe Street with the south line of Missouri Street; Thence northeasterly along the south line of Missouri Street to the west line of Campbell Street; Thence southeasterly and southerly along the west line of Campbell Street to the north

line of Overland Street; Thence westerly along the north line of Overland Street to the west line of El Paso Street; Thence southerly along the west line of El Paso Street to the north line of Overland Street; Thence westerly along the north line of Overland Street to the east line of Santa Fe Street; Thence northerly and northwesterly along the east line of Santa Fe Street to the point of beginning at the south line of Missouri Street.

18.08.250 Appendix F, Supplementary Accessibility Requirements, adopted.
International Building Code, 2009 Edition, Appendix F, Supplementary Accessibility Requirements, is hereby adopted in its entirety.

18.08.260 Appendix I, Patio Covers, adopted.
International Building Code, 2009 Edition, Appendix I, Patio Covers, is hereby adopted in its entirety.

18.08.270 Appendix K, Administrative Provisions, adopted.
International Building Code, 2009 Edition, Appendix K, Administrative Provisions, is hereby adopted in its entirety.

18.08.280 Appendices.
International Building Code, 2009 Edition, Appendices.
The appendices unless specifically adopted or referenced are retained as administrative guidance aids.

18.08.290 Conflicting ordinances.
All ordinances and parts of ordinances in conflict with the provisions of this chapter are hereby repealed as follows: Ordinance No. 014728, 12/10/2000; Ordinance No. 15963, 12/14/2004.

C. All references to the NEC, National Electrical Code, shall be construed to mean the Electrical Code of the City of El Paso.

D. The effective date of this ordinance shall be January 1, 2011. This ordinance shall be applicable to all permit applications received on or after that date.

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

(Signatures begin on following page)

Title 18 BUILDING AND CONSTRUCTION :

Chapter 18.08 BUILDING CODE*

18.08.010 Short title.

18.08.020 Adoption.

18.08.030 ~~Chapter 1--Administration--Deleted.~~ Section 105.2 Work exempt from permit, Building: item #1, amended.

18.08.040 ~~Chapter 18.02 adopted--Administration.~~ Section 202 Definitions, Shell, amended.

18.08.050 ~~Section 306.4 added--Required separation for Group F tenants.~~ Section 310.1 Residential Group R, R-3, amended

18.08.060 ~~Section 310.1 R-3 amended--Residential R-3~~. Section 311.4 Required separation for Group S tenants, added

18.08.070. ~~Section 311.4 added--Required separation for Group S tenants.~~ Section 424 Fences, added

18.08.080 ~~Section 418 added--Fences.~~ Section 501.2 Address identification, amended

18.08.090 ~~Section 501.2 amended--Premises identification~~. Section 907.2.12.2 System response, deleted

18.08.100 ~~Section 907.2.1.3 amended--System response~~. Section 910.3.2.2 Sprinklered buildings, amended

18.08.110 ~~Section 910.3.1.2 amended--Sprinklered buildings~~. Section 1007 Accessible means of Egress, deleted

18.08.120 ~~Section 910.3.4 amended--Curtain boards.~~ Section 1101.2 Design, amended

18.08.130 ~~Section 910.4 amended--Mechanical smoke exhaust.~~ Section 1101.3 Maintenance of Facilities, added

18.08.140 ~~Section 910.4.1 amended--Location.~~ Section 1101.4 Variances, added

18.08.150 ~~Section 91-0.42 amended--Size.~~ Section 1107.6.2.1.1 Type A units, amended

18.08.160 ~~Section 1007 deleted--Accessible means of egress.~~ Table 1107.6.1.1 Accessible Dwelling and Sleeping Unit, deleted

18.08.170 ~~Chapter 11 Amended- Accessibility for people with physical disabilities.~~ Section 1204.1 Equipment and systems, amended

18.08.180 ~~Figure 1609.3 amended--Basic wind speeds.~~ Section 1804.7 Excavation Greater Than 5 Feet, added

18.08.190 ~~Section 1612.3 amended--Establishment of flood hazard areas.~~ Section 2114 Rock Masonry Retaining Walls, Yard Walls and Fences, added

18.08.200 ~~Section 1612.5.1.1 amended.~~ Section 3107.1 General, amended

18.08.210 ~~Chapter 17 deleted.~~ Section 3201.1 Scope, amended

18.08.220 ~~Section 1803.7 Added--Excavation greater than five feet.~~ Section 3305.2 Temporary Facilities, added

18.08.230 ~~Section 1805.1.1 added.~~ Appendix C, Group U-Agricultural Buildings, adopted

18.08.240 ~~Section 2114 added--Rock masonry retaining walls, yard walls and fences~~. Appendix D, Fire Districts, adopted and amended

18.08.250 ~~Section 3107 amended--Signs~~. Appendix F, Supplementary Accessibility Requirements, adopted

18.08.260 ~~**Section 3201.1 amended--Scope.**~~ Appendix I, Patio Covers, adopted
18.08.270 ~~**Section 3301.3 added.**~~ Appendix K, Administrative Provisions, adopted
18.08.280 ~~**Section 3305 amended--Sanitary**~~. Appendices.
18.08.290 ~~**Section 3409 deleted--Accessibility for existing buildings.**~~ Conflicting ordinances
~~**18.08.300 Section 3409.2 amended--Applicability.**~~
~~**18.08.310 Appendix D adopted and amended--Fire districts.**~~
~~**18.08.320 Appendices.**~~
~~**18.08.330 Conflicting ordinances.**~~
* Prior history: Prior code Section 6-14 and Ords. 8839, 9048, 9107, 9143, 9355, 9356, 9357, 9395, 9431, 9455, 9587, 9848, 9993, 10049, 10723, 10792, 10876, 11604, 11790, 13152, 14306, 14728, 15165, 15346 and 15605.

18.08.010 Short title.
This chapter may be cited as the El Paso Building Code. (Ord. 15963 § A (part), 2004)

18.08.020 Adoption.
The book entitled "International Building Code," 200~~3~~9 Edition, a copy of which, authenticated by the ~~signature of the mayor and~~ city clerk is on file in the City Clerk's Office ~~and made a public record by resolution of the city council, is on file in the city clerk's office, and~~ is adopted as the building code of the city, as fully as if copied at length in this chapter, but with the changes set forth in this chapter.

Exception: As an alternative existing buildings undergoing repair, alterations, additions or change of occupancy shall be permitted to comply with the El Paso Existing Building Code. (Ord. 15963 § A (part), 2004)

18.08.030 ~~Chapter 1--Administration--Deleted.~~ **Section 105.2 Work exempt from permit, Building: item #1, amended**
~~International Building Code Chapter 1--Administration shall be and is hereby deleted in its entirety. (Ord. 15963 § A (part), 2004)~~ International Building Code, 2009 Edition, Section 105.2, Work exempt from permit, Building: item #1 is hereby amended to read as follows:
105.2 Work exempt from permit.
Building:
1. Buildings not exceeding one story in height and 200 square feet in area shall be exempt from these requirements provided such building is properly anchored to resist overturning and sliding as required in 1605.1.

18.08.040 ~~Chapter 18.02 adopted--Administration.~~ **Section 202 Definitions, Shell, amended.**

~~Chapter 18.02 Building and Construction Administrative Code of the Municipal Code shall serve as the administrative chapter for the Building Code. (Ord. 15963 § A (part), 2004)~~ International Building Code, 2009 Edition, Section 202 Definitions, is hereby amended to read as follows:

Shell: A shell building shall meet the requirements that consist of all exterior walls, foundation, site work, landscaping and zoning, parking requirements, property line firewalls and roof structure. Multi-story shell building shall include elevator floor assemblies, mezzanines (when used), stairwells and elevators. Any mechanical, plumbing or electrical scope of work will be limited to "rough-in" designs for future use. Utilities service connections will be stub outs into the building's service entrance for connection at time of the time of tenant improvements. Shell building shall not be occupied upon completion. However, they must meet all minimum requirements for public works, zoning, land development, sanitation and water, before a certificate of completion is issued. No certificate of occupancy will be issued until landscaping, civil work or building construction is completed.

18.08.050 ~~Section 306.4 added- Required separation for Group F tenants.~~ **Section 310.1 Residential Group R, R-3, amended**

~~Section 306.4, Required Separation for Group F Tenants, shall be and hereby is added to read as follows:~~

~~306.4 Required Separation for Group F Tenants.~~

~~Group F occupancy tenants shall be separated from other tenants by 1-hour fire partitions and horizontal assemblies or a Code required fire barrier. (Ord. 15963 § A (part), 2004)~~ International Building Code, 2009 Edition, Section 310.1 Residential Group R, R-3 is hereby amended to read as follows:

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I, including child care facilities which accommodate six or more children of any age who stay less than 24 hours per day and are permitted under the Zoning Ordinance or personal home care facilities permitted under the Zoning Ordinance.

~~18.08.025: Section 202 Definitions: Amended to read:~~

~~Shell: See Section 2102.1. Shell: The outer portion of a hollow masonry unit placed in masonry~~

18.08.060 ~~Section 310.1 R-3 amended- Residential R-3.~~ **Section 311.4 Required separation for Group S tenants, added**

~~International Building Code Section 310.1 Residential Group R-3 is amended to read as follows:~~

~~R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I, including child care facilities which accommodate six or more children of any age who stay less than 24 hours per day and are permitted under the Zoning Ordinance or personal home care facilities permitted under the Zoning Ordinance.(Ord. 15963 § A (part), 2004)~~ International Building Code, 2009 Edition, Section 311.4 Required separation for Group S tenants, is hereby added to read as follows

311.4 Required Separation for Group S Tenants.

Tenants of a Group S occupancy shall be separated from other tenants by 1-hour fire partitions and horizontal assemblies or a Code required fire barrier. Non-fire rated

partitions may be used to separate Group S tenants provided no area between partitions rated at 1 -hour or more exceeds 3,000 sq. ft.

18.08.070 ~~Section 311.4 added--Required separation for Group S tenants.~~ **Section 424 Fences, added**

~~Section 311.4, Required Separation for Group S Tenants, shall be and hereby is added to read as follows:~~

~~311.4 Required Separation for Group S Tenants.~~

~~Tenants of a Group S occupancy shall be separated from other tenants by 1 hour fire partitions and horizontal assemblies or a Code required fire barrier. Non-fire rated partitions may be used to separate Group S tenants provided no area between partitions rated at 1 hour or more exceeds 3,000 sq. ft.~~

International Building Code, 2009 Edition, Section 424 Fences, is hereby added to read as follows:

(Ord. 15963 § A (part), 2004)

~~18.08.080~~ **Section ~~418~~ 24 added--Fences**.

~~International Building Code Section 418, Fences, is added at the end of Chapter 4, Special Occupancy Requirements to read as follows:~~

~~418~~ 24 Fences

~~418~~ 24.1 Electrified Fences

1. The use of electrical fences is restricted to use for control of domestic farm animals in areas zoned and actually utilized for farming or, ranching activities; or for other areas where large domestic animals such as horses or cattle are legally maintained, upon application to the ~~Building Permits and Inspections Director for~~ building official in each case.
2. Only battery-powered units are acceptable. Units must be UL approved for proposed use and final installation acceptable to the ~~Building Permits and Inspections~~ Director ~~for~~ building official.
.
3. Fences must be clearly marked and identified with easily recognizable signs at intervals not exceeding twenty-five (25) feet.

~~418~~ 24.2. Barbed Wire, Farm/Ranch

1. Barbed wire fences installed in conventional multi-strand configuration may be used for the same purpose, the same area, and under the same conditions outlined in Section 418.3.
2. Wire must be securely fastened to durable wooden or metal posts, spaced not to exceed fifteen (15) feet center-to-center, and designed to withstand all loads reasonably expected to be imposed upon them.
3. Gates in such fences shall have solid frames, be conventionally hinged, and shall not swing over public property.

~~418~~ 24.3 Barbed Wire Other Than Farm/Ranch

1. Barbed wire may be used as a topping on walls and fences in areas zoned for commercial and manufacturing uses provided such wire is

properly attached and secured to risers or outriggers especially designed for this purpose. Such barbed wire installation shall be placed not less than seven (7) feet above finished grade at any point along the fence, and shall not at any point extend beyond the property line, over the public way, or adjoining property.

2. The use of barbed wire for dwellings or apartments in residential and apartment zones is prohibited.
3. The use, design and minimum height of barbed wire fence topping for occupancies other than dwellings or apartments located in residential or apartment zones shall be determined by the building official ~~Building Permits and Inspections Director~~ for each such installation. Such determination shall be based on the need for barbed wire protection, considering the probable risk or theft or trespass, the character of the neighborhood, and other pertinent factors; the possible hazards to persons; and reasonable consideration of appearance.

~~418~~ 24.4 Use of Broken Glass. The use of broken glass and similar materials designed to do bodily harm, as a topping for fences and walls is prohibited. (Ord. 15963 § A (part), 2004)

18.08.~~090~~ 80 Section 501.2 ~~amended—Premises identification~~. **Address identification, amended**

International Building Code, 2009 Edition, Section 501.2 Address identification is hereby amended to read as follows

Section 501.2, Premises Identification, shall be and hereby is amended to read as follows:

501.2 Premises Identification.

501.2.1 Definitions.

For the purposes of administering the numbering of buildings, the following definitions shall apply:

"Building numbering," means those numbers and/or letters as may be needed to identify building(s) at a municipal street address.

"Municipal street address" means the building numbering used in conjunction with the street name and assigned by the ~~City Department of Planning, Research and~~ Planning Division for the City of El Paso for the purpose of identifying individual properties.

"Prominently displayed" means that which is conspicuously located, readily noticeable, and easily readable from the street during normal daytime atmospheric conditions by the driver of an emergency response vehicle.

"Shopping Mall or Strip Mall" means a building or buildings located on the same lot, containing one (1) or more units, which are utilized by the occupants for business purposes.

501.2.2 Municipal Street Address Identification Required.

Building numbering shall be prominently displayed on all buildings for which a municipal street address has been assigned in accordance with the requirements of this Section.

501.2.3 Building Numbering Character Height.

Building numbering shall be displayed in characters having a minimum height conforming to the following table:

Distance Building Numbering is Setback from the Street Curb	Minimum Height
Less than 100 ft.	8"
Equal to or greater than 100 ft. but less than 150 ft.	10"
Equal to or greater than 150 ft. but less than 200 ft.	12"
Equal, to or greater than 200 ft.	See 501.2.3.1

501.2.3.1 Where the distance of the building numbering located on the nearest building wall is equal to or greater than 200 ft. from the street curb, building numbering shall be located on a permanent sign that is not more than 50 ft. from the street curb and is in accordance with Chapter 20.66. If no other such permanent sign exists, a permanent sign shall be provided so that the building numbering shall be located not more than 50 ft. from the street curb. Such permanent sign shall be in accordance with Chapter 20.66 of the City Code and numbering shall be sized in accordance with 501.2.3.

501.2.3.2 Building Numbering Characters.
The characters used for building numbering shall be oriented so that they read from left to right horizontally, are not wrapped around corners. The characters shall be a simple, block lettering style without serifs and shall not be slanted or italicized. The characters shall be designed and mounted to avoid shadows that diminish the readability.

501.2.3.3 Color.
The color contrast between the building numbering characters and the background against which they are viewed shall be sharply contrasted and sufficiently distinct to ensure legibility/readability. The contrasting background color shall extend a minimum of 4" above, below, and on both sides of the building numbering without interference from any other building element, blending of color, or border. These contrasting colors shall be very dark on very light or the reverse and shall be subject to the approval of the Fire Code Official.

501.2.3.4 Visibility and Readability.

Building numbering shall be installed and maintained so that it is clearly visible and easily readable from the street and not obscured by any obstructions such as, but not limited to, landscaping, signage, vehicles, off-street parking, other buildings or building elements.

501.2.3.5 Building Numbering Location.

1. When the primary public entry to the building fronts on the addressed street, building numbering shall be located within the upper one-fourth of the building, not to exceed 20 feet above the ground, on the building wall facing the addressed street.
2. On buildings where the public entry does not front the addressed street, building numbering shall be located near the primary public entry and contain the name of the addressed street. In addition, building numbering shall be located within the upper one-fourth of the building, not to exceed 20 feet above the ground, on the building wall facing the addressed street in compliance with all requirements of this Chapter.
3. On buildings that have a canopy or other building element fronting the addressed street, numbering shall be located on the canopy or other building element. Such numbering shall be located on the surface facing the addressed street and located equal distance from the top and bottom of the facade. If the canopy or other building element is closer than 50 feet to the addressed street, such numbering shall also be located on the sides of the canopy.
4. If another permanent structure or sign exists; the building numbering shall be centered on the face of the permanent structure or sign. Building numbering provided on a permanent sign shall not be included in the calculation of the allowable sign area.
5. On buildings, canopies and other permanent structures or signs where numbering is to be located, and the building, canopy or other permanent structure fronts the street at an angle, such numbering shall be located on the all sides facing the addressed street.
6. On buildings with frontage of 150 feet or more, building numbering shall be located within the upper one-fourth of the building, not to exceed 20 feet above the ground, on the opposing ends of the building wall fronting on the addressed street in accordance with the requirements of this Chapter.
7. In the event that the location of building numbering complying with this subparagraph does not result in compliance with Section 501.2.2, the location shall be as directed by the Fire Code Official.

501.2.3.6 Multiple Individual Occupancies.

When a building contains multiple individual occupancies, which have the same municipal street address, each occupancy shall be identified by additional numbers and/or letters, a minimum of 6 (six) inches high located in close proximity to its primary public entry if the primary entry is from the outside of the building. This requirement shall be in

addition to the building numbering of the municipal street address located on the building wall or other structure as required in this Chapter.

501.2.3.7 Multiple Buildings at a Municipal Street Address.

When there is more than one (1) building at a municipal street address, the building nearest to the addressed street shall display the numbering and/or lettering of the first and last building separated by a hyphen. Each remaining building shall be further identified by displaying distinguishing numbers and/or letters on at least one (1) wall located near the primary public entry for that building. Such numbering shall be subject to the approval of the Fire Code Official.

501.2.3.8 Buildings with Multiple Street Addresses.

When there is more than one (1) municipal street address assigned to buildings located on the same lot, each building shall comply with the building numbering requirements. The building nearest the addressed street shall display the building numbering of the first and last municipal street address separated by a hyphen.

501.2.3.9 ~~Illumination~~.

~~The use of illumination to display building numbering during the nighttime hours is recommended, but shall not be mandatory~~.

~~501.2.3.10~~ Additional Building Numbering.

The owner of a property may provide additional building numbering beyond the building numbering required by this Section. Such additional building numbering, when located on a surface facing a street other than the addressed street, shall also contain the name of the addressed street in addition to the addressed numbering. Additional building numbering shall not be subject to the other requirements of this Section.

501.2.4 Appeal.

The owner of a property may appeal the determination of the location or color for building numbering by the Fire Code Official to the ~~Building~~ Construction Board of Appeals in accordance with Chapter 2.30 of the City Code.

501.2.5 Administration and Enforcement.

The requirements of this Section shall be administered as part of the building permit and inspection process. The certificate of occupancy may not be issued unless the building numbering has complied with this Section.

501.2.6 Existing Buildings.

All existing buildings and buildings for which the permit application was received prior to January 1, 2006, except residential buildings containing not more than four (4) dwelling units, that were in full compliance with the pre-existing ordinance (Ord. 15963 A (part), 2004), shall comply with this Section within one (1) years of the enactment of this ordinance. All other building that have not been in compliance with the pre-existing ordinance (Ord. 15963 A (part), 2004), shall comply with this Section immediately upon enactment. The pre-existing ordinance (Ord. 15963 A (part), 2004) shall remain in full force an effect until the expiration of one (1) year from the enactment of this ordinance.

501.2.7 Enforcement.

The Fire Code Official and the building official ~~Building Permits and Inspections Director are~~ is authorized to issue a notice to correct and a citation to the owner, manager, operator or person who otherwise controls the use of any property on which the building numbering has not been provided as required by this Section. The Fire Code Official or building official ~~Building Permits and Inspections Director~~ may issue one notice to correct. The owner, manager, operator or person who otherwise controls the use of any property must comply with the requirements of a notice to correct within thirty (30) days of the date a notice was issued.

Section 501.2.8 Violation.

A. It shall be unlawful for any person who owns, manages, operates or otherwise controls the use of any premises subject to regulation under this chapter to fail to comply with all of its provisions.
B. Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor and shall be punished as provided in sections ~~1.08.010~~ 114 through ~~1.08.030~~ 116 of this International Building Code, 2009 Edition

(Ord. 16507 § 1, 2006: Ord. 15963 § A (part), 2004)

18.08.~~100~~ 090 Section ~~907.2.1.3 amended - -System response~~. **Section 907.2.12.2 System response**
International Building Code, 2009 Edition, Section 907.2.12.2, System response, is hereby deleted in its entirety
~~Section 907.2.1.3, System Response, shall be and hereby is amended to read as follows:~~

~~907.2.1.3 System Response.~~

~~Upon activation of two or more smoke detectors, a single smoke detector with alarm verification, an automatic sprinkler system or other approved fire detection device any conflicting or confusing sounds and visual distractions shall automatically stop.~~
~~(Ord. 15963 § A (part), 2004)~~

18.08.~~110~~ 100 Section ~~910.3.1.2~~ **903.3.2.2** ~~amended -~~**Sprinklered buildings**.

International Building Code, 2009 Edition, Section 910.3.2.2, Sprinklered buildings, is hereby amended to read as follows:

~~Section 910.3.1.2 Sprinklered Buildings, shall be and hereby is amended to read as follows:~~

~~910.3.1.2~~ **910.3.2.2 Sprinklered Buildings.**

A. Smoke and heat vents shall not be installed in sprinklered buildings. Mechanical smoke exhaust complying with Section 910.4 shall be installed in sprinklered buildings.

~~B. Sprinklers shall be installed when the cul-de-sac length equals or exceeds six hundred (600) feet. See Title 19 (Subdivisions), Chapter 19.15.080 (Street Length).~~

(Ord. 15963 § A (part), 2004)

~~18.08.120 Section 910.3.4 amended--Curtain boards.~~

~~Section 910.3.4, Curtain Boards, shall be and hereby is amended to read as follows:~~

~~910.3.4 Curtain Boards.~~

~~Curtain Boards shall be required in areas not equipped with an automatic approved sprinkler system. Curtain Boards maybe deleted in areas equipped with an approved automatic sprinkler system.~~

~~(Ord. 15963 § A (part), 2004)~~

~~18.08.130 Section 910.4 amended--Mechanical smoke exhaust.~~

~~Section 910.4, Mechanical Smoke Exhaust, shall be and hereby is amended to read as follows:~~

~~910.4 Mechanical Smoke Exhaust.~~

~~Buildings equipped with a sprinkler system other than an ESFR system shall be equipped with a smoke removal system capable of providing a minimum of four air changes (15 minute air change). Buildings equipped with an ESFR sprinkler system shall be equipped with a smoke removal system capable of providing a minimum of two air changes (30 minute air change).~~
~~(Ord. 15963 § A (part), 2004)~~

~~18.08.140 Section 910.4.1 amended--Location.~~
~~Section 910.4.1, Location, shall be and hereby is amended to read as follows:~~

~~910.4.1 Location.~~

~~Exhaust fans shall be uniformly spaced and the maximum distance between fans shall not be greater than 200 ft.~~
~~(Ord. 15963 § A (part), 2004)~~

~~18.08.150 Section 910.42 amended--Size.~~
~~Section 910.4.2, Size, shall be and hereby is amended to read as follows:~~
~~910.4.2 Size.~~

~~Fans shall have a maximum individual capacity of 30,000 cfm.~~
~~(Ord. 15963 § A (part), 2004)~~

18.08.~~160~~ 110 Section 1007 deleted--Accessible means of egress.
International Building Code, 2009 Edition, Section 1007, Accessible Means of Egress, is hereby deleted in its entirety
~~Section 1007, Accessible Means of Egress, shall be and is hereby deleted in its entirety.~~
~~(Ord. 15963 § A (part), 2004)~~

18.08.~~170~~ 120 ~~Chapter 11 Amended--Accessibility for people with physical disabilities.~~
Section 1101.2 Design, amended
~~Chapter 11 of the International Building Code shall be and hereby be adopted in its entirety amended to read as follows:~~
International Building Code, 2009 Edition, Section 1101.2 Design, is hereby amended to read as follows:

~~Chapter 11~~
~~Universal Accessibility~~
~~1101.1 Scope. The provisions of this Chapter shall control the design and construction of facilities for accessibility to physically disabled persons.~~
1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, the Texas Accessibility Standards (TAS) of the Architectural Barriers Act (Chapter 469 Government Code) and the American National Standard of the International Code Council (ICC/ANSI A117.1 1998).

A. All buildings and structures and their associated sites and facilities including employee work areas shall be made universally accessible as required by this chapter.
B. The design and construction of accessible building elements shall be in accordance with this chapter and Sections 4.1 through 4.35 of the TAS or its successor , and the requirements of this Chapter.
C. TAS, a copy of which, authenticated by the signature of the Mayor and City Clerk, and made a public record by resolution of the City Council, is on file in the City Clerk's Office and except as modified in this Chapter, is hereby adopted and shall be considered an integral part of the Building Code.
EXCEPTIONS:

1. Group R3--One and Two Family Dwellings. One and two family dwellings regulated by the El Paso Residential Code, Chapter 18.10, and their accessory buildings shall be exempt from the requirements of this Section.
2. Group R2 Occupancies. Group R2 Occupancies having not more than four units on a site are exempt from the requirements of this Section.
3. Group R1 occupancies. Group R1 Occupancies that are actually occupied as a-residence by the proprietor and that have ten or fewer rooms on a site for rent or hire are exempt from the requirements of this Section.
4. Storage Mezzanines. Mezzanines used solely for storage shall be exempt from the requirements of this Section provided the area of the inaccessible level is less than 2000 square feet.
5. Uninhabitable Spaces. Uninhabitable spaces shall be exempt from the requirements of this Section. For the purposes of this Section, uninhabitable spaces shall mean those spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, or non-passenger elevators, and frequented only by service personnel for maintenance purposes.
6. Religious Ritual Places. Places used primarily for religious rituals within either a building or facility of a religious organization such as baptisteries, chancels and/or altars, confessionals and similar places are exempt from the requirements of this Section.

18.08.130 Section 1101.~~2.1~~ .3 Maintenance of Facilities.
International Building Code, 2009 Edition, Section 1101.3, Maintenance of Facilities is hereby added to read as follows**:**

1101.3 Maintenance of Facilities.

Any building, facility, dwelling unit, or site which is constructed or altered to be accessible or adaptable under this Section shall be maintained accessible/adaptable during its occupancy.

18.08.140 Section 1101.~~2.2~~.4 Variances, added
International Building Code, 2009 Edition, Section 1101.4, Variances, is hereby added to read as follows:

1101.4 Variances

Any exemptions from or modifications of the requirements of the TAS obtained for any project through a variance granted by the Texas Department of Licensing and Regulation (TDLR) shall be deemed a variance under this chapter and approval by the Building Construction Board of Appeals as described in 18.02.105. The Development Services Director may issue a conditional building permit, pending final determination from

TDLR, provided the applicant submits proof that a variance application for the requested exemption or modification has been submitted to TDLR.

~~1107.6.2.1. Apartment houses, monasteries and convents.~~
~~Type A units and Type B units shall be provided in apartment houses, monasteries and convents in accordance with Sections 1107.6.2.1.1 and 107.6.2.1.2.~~

18.08.150 Section 1107.6.2.1.1. Type A units, amended
International Building Code, 2009 Edition, Section 1107.6.2.1.1, Type A units, is hereby amended to read as follows:

1107.6.2.1.1 Type A units.

In Group R-2 occupancies containing more than 4 dwelling units or sleeping units, at least 3 percent but not less than one of the units shall be a Type A unit. All units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units. All type A units shall be provided with a roll-in shower and a permanent mounted folding shower seat meeting the specifications and requirements for roll-in showers and mounted folding shower seats in ACC/ANSI 1171.1 – 2003, Section 608.

Exceptions:

1. The number of Type A Units is permitted to be reduced in accordance with Section 1107.7
2.. Existing structures on a site shall not contribute to the total number of units on a site.

18.08.160 Table 1107.6.1.1, Accessible Dwelling and Sleeping Units, deleted.
International Building Code, 2009 Edition, Table 1107.6.1.1, Accessible Dwelling and Sleeping Units, is hereby deleted in its entirety.

~~13.4.1 Alterations to Group R2 Occupancies Completed prior to December 31, 1976.~~
~~Group R2 Occupancies, including occupancies such as apartments, boarding houses (not transient), convents, fraternities, sororities, and monasteries shall provide accessible housing as defined by in Section 13.1.~~
~~Exception: The burden of providing sufficient evidence that the following requirements are satisfied is on the building owner or agent. The Building Official is empowered to request additional relevant clarifications or material facts deemed necessary to determine that the requirements listed in this subsection are satisfied before rendering a decision. Upon written request to the City, notice shall be provided concerning any appeal of the Building Permits & Inspections Director's determination under this section.~~

1. ~~Multi-family rehabilitation. The Building Permit & Inspection Director may waive the requirements of Section 13.1, when all of the following requirements are satisfied:~~
    a. ~~The exception is requested for an existing structure that was completed prior to December 31, 1976.~~

~~b. The exception is requested for a structure that provides Type A Dwelling Units in accordance with the following table:~~

~~Total # Units~~	~~# of Accessible Units Provided~~
~~4--20~~	~~1~~
~~21--40~~	~~2~~
~~41--60~~	~~3~~
~~61--80~~	~~4~~
~~81--100~~	~~5~~
~~Over 100 Units~~	~~5 plus 5% of # of Units over 100~~

~~c. The exception is requested for a structure whose common or public areas and facilities such as recreational room(s), laundry facilities, garbage and recycling collection areas, mailbox locations, lobbies, foyers, management offices, rental offices, conference rooms, etc. are located on the ground floor and are made fully accessible~~

~~d. The exception is requested for a structure in which all doors and frames are being remodeled and made accessible in all ground floor units.~~

18.08.~~175~~ 170 Section 1204.1 Equipment and systems—Amended.

International Building Code, 2009 Edition, Section 1204.1 Equipment and systems, is hereby amended to read as follows:

~~Section 1204.1, Equipment and Systems, shall be and is amended to read as follows:~~

1204.1 Equipment and Systems.

Interior spaces intended for human occupancy shall be provided with active or passive space-heating and cooling systems capable of maintaining an indoor temperature between 68 F (20 C) and 90 F at a point 3 feet above the floor in all habitable spaces. The installation of portable space heaters shall not be used to achieve compliance with this section.

Exception: Interior spaces where the primary purpose is not associated with human comfort.

(Ord. 16699 § 1, 2007)

~~18.08.180 Figure 1609.3 amended--Basic wind speeds.~~

~~Section 1609.3 Basic Wind Speed shall be and hereby is amended to read as follows:~~

~~1609.3 Basic Wind Speed.~~

~~The basic wind speed, in miles per hour, for the determination, of the wind loads shall be100 mph 3-second-gust wind speed.~~

~~(Ord. 15963 § A (part), 2004)~~

~~18.08.190 Section 1612.3 1804.7amended--Establishment of flood hazard areas.~~

~~Section 1612.3, Establishment of Flood Hazard Areas, shall be and hereby is amended to read as follows:~~

~~1612.3 Establishment of Flood Hazard Areas.~~

~~Chapter 18.60, Flood Prevention Management, of the Municipal Code is hereby adopted by reference and declared part of this section.~~
~~(Ord. 15963 § A (part), 2004)~~

~~18.08.200 Section 1612.5.1.1 amended.~~

~~Section 1612.5.1.1 shall be and hereby is amended to read as follows:~~

~~1612.5.1.1 As part of the lowest floor elevation inspection required by Chapter 18.02, Building and Construction Administrative Code, certification of the elevation of the lowest floor, including basement.~~
~~(Ord. 15963 § A (part), 2004)~~

~~18.08.210 Chapter 17 deleted.~~

~~Chapter 17 of the International Building Code, 2003 Edition shall be and is hereby deleted in its entirety. (Ord. 15963 § A (part), 2004)~~

18.08.~~220~~ 180 Section ~~1803.7~~ 1804.7 Added--Excavation greater than five feet.
~~Section 1803.7, Excavations is amended by adding the following:~~
International Building Code, 2009 Edition, Section 1804.7 Excavation Greater Than 5 Feet, is hereby added to read as follows:

~~1803.5~~ **1804.7 Excavation Greater Than 5 Feet**.

Excavations which will exceed five (5) feet in depth shall provide trench safety systems that meet Occupational Safety and Health Administration (O.S.H.A.) standards. Supporting systems shall be designed by a qualified professional and meet accepted engineering requirements. The building official ~~Building Permits & Inspections Director~~ may require that such supporting system designs be made part of the project drawings and specifications.
(Ord. 15963 § A (part), 2004)

~~18.08.230 Section 1805.1.1 added.~~
~~International Building Code Section 1805.1.5 shall be and hereby is added to read as follows:~~

~~1805.1.1 Buildings not exceeding one story in height and 120 square feet in area shall be exempt from these requirements provided such building is properly anchored to resist~~

~~overturning and sliding as required in 1609.1.3.~~
~~(Ord. 15963 § A (part), 2004)~~

18.08.~~240~~ 190 Section 2114 ~~added~~ --Rock masonry retaining walls, yard walls and fences.

~~International Building Code Chapter 21, Rock Masonry Construction is amended by adding Section 2114 as follows to the end of the Chapter:~~

International Building Code, 2009 Edition, Section 2114 Rock Masonry Retaining Walls, Yard Walls and Fences, is hereby added to read as follows:

Section 2114 Rock Masonry Retaining Walls, Yard Walls and Fences.

2114.1 General.

1. All retaining Rock masonry walls, Rock yard walls and Rock fences shall be so designed as to withstand any normal and special loading which may be expected for the intended use of the structure and no subsequent change of use shall be permitted without provisions for the additional loading imposed by such new uses. For the purpose of this Section, fences are further defined as free-standing structures supporting no vertical weight other than the weight of the materials used in the construction of the fence and resisting no externally applied horizontal loadings other than wind or earthquake forces. Freestanding masonry sign pylons shall be classified as fences.
2. Rock masonry walls ~~over six (6) feet in height and those~~ used in whole or in part for earth retention, in excess of 24 inches in height, shall ~~be designed as structural walls and~~ provided with adequate footings of reinforced concrete. ~~Such design of wall and footings shall be presented to the Building Permits & Inspections Director for approval prior to erection.~~
3. Rock walls and fences, which due to inadequate or improper design or deterioration, show indications of becoming unstable or unsafe shall, be considered unsafe. Unsafe walls and fences shall be abated by repair and rehabilitation or by demolition.
4. If a wall is proposed to be built, constructed, or repaired on a common property line, written approval of adjoining property owners must be submitted with the application for a building permit. If the City is the adjoining property owner, written approval of the Zoning Administrator must be requested and submitted with the permit application.

2114.2 Retaining Walls.

Permanent excavations with a grade separation exceeding twenty-four (24) inches on a vertical line, as opposed to embankments along the natural angle of repose of the soil material, that are retained with ~~native stone rubble~~ masonry shall have the ~~native stone rubble~~ masonry designed and constructed within the provisions of this chapter. Both residential and non-residential construction shall comply with this Section.

2114.2.1 Design and Stability.

1. All ~~masonry, and native stone rubble masonry~~ walls used to retain more than four (4) feet of earth shall be designed by a registered professional engineer.
2. Walls shall be analyzed as gravity type structures. Native rubble masonry construction spanning between buttresses may be considered as having a flexural tensile/compressive strength of fifteen (15) PSI and an axial compressive strength not to exceed sixty (60) PSI. The effective width (thickness) dimensions for structural strength and stability shall be reduced by six (6) inches unless the wall is constructed utilizing a cast-in-place concrete core to insure solid construction.
3. Foundation concrete shall be effectively bonded to the supported native stone rubble masonry in order to enable the system to perform as an integral composite unit. Bonding may be accomplished by the use of stones twelve (12) inches or larger in dimension placed in the plastic concrete of the foundation to obtain a minimum of six (6) inch embedment with a six (6) inch projection to bond with the native stone rubble masonry constructed above.
4. Externally applied loadings acting on retaining structures shall be those computed from design conditions but shall be no less than required under Chapter 16 of this Code. Parking areas limited to automobiles and other light vehicles shall require a minimum fifty (50) PSF uniform surcharge loading. A minimum of two hundred fifty (250) PSF uniform surcharge loading or AASHTO Lane Loading (whichever is greater) shall be required for parking areas subject to heavy vehicles.

2114.2.2 Materials.

1. Concrete, reinforcing steel and native stone, shall conform to the requirements of Chapters 19 and 21 of this Code. Structural concrete for foundations shall have a minimum twenty-eight (28) day compressive strength of two thousand five hundred (2500) PSI. Concrete for core fill of gravity retaining walls shall have a minimum twenty-eight (28) day compressive strength of two thousand (2000) PSI.
2. Mortar shall have a minimum twenty-eight (28) day compressive strength, of one thousand eight hundred (1,800) PSI when averaged over three (3) two 2) inch cubes of three (3) three (3) by six (6) inch cylinders in accordance with ASTM C109 or ASTM C780 and shall not contain more than fifteen (15) pounds of ASTM C207, Type S hydrated lime per cubic foot of mortar when mixed by volume. The ~~Building~~ building official ~~Permits & Inspections Director~~ may require submission of test reports confirming compliance with these requirements.

2114.2.3 Construction.

1. Foundations shall bear on native undisturbed soil capable of sustaining the load imparted upon it. Subject to the approval of the ~~Building Permits & Inspections Director~~ building official.
2. Foundation may be built upon mechanically compacted soil (native soils with increased densification or engineered fill materials) upon submittal of evidence that the proposed loadings will be adequately supported.

3. Adequate provisions shall be made to eliminate hydrostatic pressure buildup through the use of a free-draining backfill material over an underground water collection system that will drain through the wall and above the foundation in order to insure stability of the foundation supporting soil. Random pattern weep holes shall not be considered as sufficient to accomplish required drainage. Retaining structures retaining less than four (4) feet of earth are not required to provide the above drainage system.
4. Foundations must bear a minimum of two (2) feet below finish grade level or one (1) foot into native undisturbed materials satisfactory for bearing (on the low side of the retaining structures) whichever provides the lowest elevation.

2114.2.4 Drawings and Specifications. All structures governed under this section shall be required to submit drawings in accordance with Chapter 18.02 Administrative Code. Such drawings shall include the following:

1. Theoretical calculated soil pressures at the toe and heel of the wall foundation.
2. Factor of safety against horizontal sliding and overturning (tipping) equal to or greater than 1.5.
3. Uniform surcharge loading and soil unit weight used in analysis and design (PCF).
4. Line or strip loadings (PLF) and locations with respect to wall.
5. Assumed unit weight of native stone rubble masonry construction (PCF).
6. Wall thickness and height dimensions with relative positioning for yard wall extensions, retained heights, base widths and foundations.
7. Locations of construction (through-wall) joints, changes in foundation bearing elevations, positioning, extent and construction of underground drainage against the retaining structure.

2114.3 Yard Walls and Fences.

Yard walls and fences of masonry materials shall be considered as non-bearing walls and shall be supported either horizontally or vertically by intersecting fences, pilasters, monolithic columns, integral, with the fence construction of sufficient strength and stability to provide the required structural support. The minimum thickness shall be sufficient to resist all normal vertical and horizontal loads applied to the fence.

2114.3.1 Masonry walls over six (6) feet in height shall be designed as a structural wall by a licensed professional engineer and provided with adequate footings. The design will be reviewed by the building official.

2114.3.~~1~~ 2 Design and Stability.

1. The unsupported height to thickness (KH/t) or length to thickness (KL/t) shall not exceed 40, where, K=2.0 for cantilevered conditions, and 1.0 for both ends being supported:

   H = Height of fence above foundation

L = Horizontal distance between stiffening elements
t = Thickness of fence

2. In native stone rubble masonry walls with "no mortar" finishes, three (3) inches shall be deducted from the thickness of the fence for each face where this finish is used, when computing the minimum thickness for KH/t, KL/t and structural stability requirements.
3. Lateral support (stiffening elements) shall be provided by intersecting fences, pilasters, monolithic columns integral with the fence construction or other vertical members of sufficient strength and stability to provide the required structural support.
4. Masonry fences, including native stone rubble, shall have each wythe through-bonded with native stone rubble masonry having through-bond stones at a maximum spacing of three (3) feet vertically and three (3) feet horizontally.
5. Adequate strength, and stability to resist overturning, and other stresses for externally applied horizontal loads, shall be provided to the satisfaction of the Building Permits & Inspections Director and shall conform to accepted engineering design principles. Wind loading and shape factors shall be as set forth in Chapter 12 of this Code.

2114.3.~~2~~ 3 Materials.

1. All materials shall be in accordance with Chapter 21.
2. Masonry fences, including native stone rubble, shall be laid in Type M, S, or N mortar.
3. Masonry fences, including native stone rubble, shall be provided with a reinforced concrete foundation in accordance with the approved subdivision design standards of the City.
   (Ord. 15963 § A (part), 2004)

18.08.~~250~~ 200 Section 3107.1 ~~amended--Signs~~. General, amended
~~International Building Code Section 3107, Signs, is amended to read as follows:~~
International Building Code, 2009 Edition, Section 3107 Signs, is hereby amended to read as follows:

~~SECTION 3107 SIGNS~~

3107.1 General. Signs shall comply with the Zoning Ordinance and shall be designed, constructed and maintained in accordance with this code.

~~3107.2 Design Required.~~
~~Before a permit shall be granted, the erector of every outdoor advertising sign with the exception of shingle signs and light cloth temporary signs, shall submit to the Building Permits & Inspections Director a design and stress diagram or plan, containing the necessary information to enable the Building Permits & Inspections Director to determine that such sign complies with all the regulations of this Section. In the case of ground and roof signs over twenty-four (24) feet high or over 200 square feet in facial area, and of~~

~~projecting signs in excess of thirty (30) square feet in any facial area, and any roof signs not mounted level with the roof plane, such design shall be prepared by a Registered Professional Engineer.~~
~~(Ord. 15963 § A (part), 2004)~~

18.08.~~260~~ 210 Section 3201.1 amended--Scope.
International Building Code Section 3201.1 is amended to read as follows:
3201.1 Scope.
The use of public property or any portion thereof, shall be in accordance with the City Charter, Section 3.18 and the provisions of this Chapter.
(Ord. 15963 § A (part), 2004)

~~18.08.270 Section 3301.3 added.~~
~~International Building Code Section 3301.3, is added to read as follows:~~

~~3301.3 The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of Chapters 32 and 33 of the International Building Code, and Section 3.18 of the City Charter.~~
~~(Ord. 15963 § A (part), 2004)~~

18.08.~~280~~ 220 Section 3305.2 ~~amended--Sanitary~~. Temporary facilities, added
International Building Code, 2009 Edition, Section 3305.2 Temporary Facilities, is hereby added to read as follows
~~International Building Code Section 3305 is amended to read as follows:~~

~~SECTION 3305 SANITARY~~

3305.~~1~~ 2 Temporary Facilities ~~Required.~~
Adequate sanitary facilities for the convenience of all Workmen shall be provided according to Table 3305.1. Required facilities shall be located not more than one hundred (100) feet from the construction site, and shall not be within sixty (60) feet of any occupied structure, unless the occupant of such structure consents, or unless it is impracticable to locate the facilities the required minimum distance from the structure. Existing facilities owned by others may be used provided permission for their use is obtained and only if such facilities comply with the requirements or this Section.

3305.~~2~~ 3 Facilities shall be kept in a clean and sanitary condition throughout the duration of the work. The temporary workman's toilet shall be enclosed, screened, and weatherproofed and shall be connected to a sewer. Upon removal of the temporary facilities, the sewer connections shall be removed and the sewer capped. In lieu of connecting to a sewer, the temporary facility may be a portable, enclosed, chemically treated, tank-tight unit.

Table 3305.1

Number of Employees
Minimum Number of Toilet Facilities

If Serviced Once Per Week*	
1--10	1
11--20	2
21--30	3
31--40	4
Over 40	1 additional facility for each 10 additional employees
If Serviced More Than Once Per Week*	
1--15	1
16--35	2
36--55	3
56--75	4
76--95	5
Over 95	1 additional facility for each 20 additional employees

* “Servicing” refers to the emptying of waste and the cleaning of the toilet facility. A camp equipped with flush toilets shall meet the standard for “minimum number of toilet facilities if serviced more than once per week”.
(Ord. 15963 § A (part), 2004)

~~18.08.290 Section 3409 deleted--Accessibility for existing buildings.~~
~~Section 3408, Accessibility for existing Buildings, shall be and hereby is deleted in its entirety. (Ord. 15963 § A (part), 2004)~~

~~18.08.300 Section 3409.2 amended--Applicability.~~

~~Section 3409.2, Applicability, shall be and hereby is amended to read as follows:~~

~~3409.2 Applicability.~~
~~Structures existing prior to May 28, 1936, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3407. The provisions in Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.~~
~~(Ord. 15963 § A (part), 2004)~~

18.08.230 Appendix C, Group U-Agricultural Buildings, adopted.

International Building Code, 2009 Edition, Appendix C, Group U-Agricultural Buildings, is hereby adopted in its entirety.

18.08.~~310~~ 240 Appendix D adopted and amended--Fire districts.

International Building Code, 2009 Edition, Appendix D, Fire Districts, is hereby adopted and Sections D101, D101.1 and D101.2.1 are hereby amended to read as follows:

~~International Building Code Appendix D, Fire Districts, is adopted and with Sections~~

~~D101, D101.1 and D101.2.1 amended to read as follows:~~

D101 Scope.
The Fire District shall include such territory as defined herein.

D101.1 Reserved.

D0101.2.1 Fire District No. 1. Fire District No. 1 shall include the following portion of the City of El Paso, which is more particularly described by metes and bounds, as follows:
Beginning at the intersection of the east line of Santa Fe Street with the south line of Missouri Street; Thence northeasterly along the south line of Missouri Street to the west line of Campbell Street; Thence southeasterly and southerly along the west line of Campbell Street to the north line of Overland Street; Thence westerly along the north line of Overland Street to the west line of El Paso Street; Thence southerly along the west line of El Paso Street to the north line of Overland Street; Thence westerly along the north line of Overland Street to the east line of Santa Fe Street; Thence northerly and northwesterly along the east line of Santa Fe Street to the point of beginning at the south line of Missouri Street.
(Ord. 15963 § A (part), 2004)

18.08.250 Appendix F, Supplementary Accessibility Requirements, adopted.

International Building Code, 2009 Edition, Appendix F, Supplementary Accessibility Requirements, is hereby adopted in its entirety.

18.08.260 Appendix I, Patio Covers, adopted.

International Building Code, 2009 Edition, Appendix I, Patio Covers, is hereby adopted in its entirety.

18.08.270 Appendix K, Administrative Provisions, adopted.

International Building Code, 2009 Edition, Appendix K, Administrative Provisions, is hereby adopted in its entirety.

18.08.~~320~~ 280 Appendices.

~~The appendices unless specifically adopted or referenced are retained as administrative guidance aids.(Ord. 15963 § A (part), 2004)~~

International Building Code, 2009 Edition, Appendices.

The appendices unless specifically adopted or referenced are retained as administrative guidance aids.

18.08.~~330~~ 290 Conflicting ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this chapter are hereby repealed as follows: Ordinances No. 014728, 12/10/2000. (Ord. 15963 § A (part), 2004)

C. All references to the ICC Electrical Code shall be construed to mean the Electrical Code of the City of El Paso.

D. The effective date of this ordinance shall be _____. This ordinance shall be applicable to all permit applications received on or after that date.

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

PASSED AND APPROVED this _____ day of _____, 2010.

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:

_____
R. Alan Shubert, P.E.
City Engineer