



“City of Choice”

INTERNATIONAL BUILDING CODE ORDINANCE NO. 1037

AN ORDINANCE OF THE CITY OF CIBOLO AMENDING CHAPTER 14 OF THE CITY'S CODE OF ORDINANCES; ADOPTING THE 2012 EDITION OF THE *INTERNATIONAL BUILDING CODE*, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES IN THE CITY OF CIBOLO; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ALL ORDINANCES AND REGULATIONS IN CONFLICT AND THAT THIS ORDINANCE IS CUMULATIVE OF ALL OTHER ORDINANCES OF THE CITY NOT IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE.

WHEREAS, the City of Cibolo is a Home Rule Municipality located in Guadalupe County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to its adopted City Charter and all applicable laws and enabling legislation of the State of Texas; and

WHEREAS, the City of Cibolo is governed by a Home Rule Charter that was approved by the Citizens of Cibolo in a duly called election held on September 11, 2004; and

WHEREAS, Chapter 54.001 of the Texas Local Government Code provides the general authority for the City of Cibolo to enforce each rule, ordinance, or police regulation of the City of Cibolo and to punish a violation of a rule, ordinance, or police regulation; and

WHEREAS, Chapter 214.216 of the Texas Local Government Code provides the general authority for the City of Cibolo to adopt local amendments to the *International Building Code*; and

WHEREAS, the City of Cibolo, Texas seeks to protect the health, safety, and welfare of the citizens of the City of Cibolo; and

WHEREAS, the City of Cibolo, Texas seeks to regulate and govern the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and governing the conditions and

maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Cibolo.

**NOW THEREFORE THE CITY COUNCIL OF THE CITY OF CIBOLO DOES HEREBY
AMEND THE CITY'S CODE OF ORDINANCES AS FOLLOWS:**

Section 1. Code Amendment

That the Cibolo Code of Ordinances Section 14-2(a)(1) is hereby amended to read as follows:

(1) That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the *International Building Code*, 2012 edition, including Appendix Chapters C, E, F, G, I, J as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Cibolo, in the State of Texas for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Building Official of Cibolo, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a), (b), (c) and (d).

(a) That the following sections and/or sub-sections are hereby revised to read as follows:

101.1 Title. These regulations shall be known as the *Building Code* of Cibolo, hereinafter referred to as "this code."

105.2 Work exempt from permit is deleted and amended as follows:

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

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 64 square feet (6m²)
2. Oil derricks.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.

7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings and other playground equipment accessory to detached one- and two-family dwellings.
10. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
11. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical, Gas, Mechanical and Plumbing Remains the same

105.3 Application for permit is amended by adding items 8 – 11 to read as follows:

8. Indicate the total square footage, of the foundation and all floors above or below as measured from the exterior. Provide the total square footage of all impervious cover.
9. Be accompanied by the *International Energy Conservation Code* compliance certification specific to the permitted address.
10. Indicate the number of stories.
11. Indicate type of construction (example Type V construction – common wood frame construction Type IV construction – heavy timber construction).

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. To include but not limited to:

1. Indicate the street name, address number, and lot and block numbers.
2. Engineered foundation plan with soil density and soil conditions of the property or lot.
3. Foundation plans shall have all details identified with corresponding letters, numbers, or symbols.
4. Floor plans shall be scaled and laid out as it is to be built, if plans show optional details options shall be clearly indicated, show glazing percentages.
5. Frame details shall include but not be limited to live load design, wind speed design, wall bracing requirements, and material specifications, studs required for support of walls and beams, header size and support requirements.
6. Roof and ceiling joist plan with specifications and details.
7. Electrical plan.
8. Plumbing plan.
9. Heating, ventilation, and air conditioning plan.
10. Construction plans shall have adopted codes listed.
11. Give such other data and information as required by the building official.

107.2.5 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted. Provide pre-construction site or plot plan and submit original final site or plot plan with signature and seal. To include but not limited to:

1. Indicate the street name, address number, and lot and block numbers.
2. Provide total lot square footage.
3. Provide the total square footage of the foundation.
4. Indicate percentage of foundation lot coverage.
5. Provide square footage of porches, patios, driveways, and walkways.
6. Indicate all building setback lines.
7. Indicate all easements.
8. Indicate property pin locations and distance.
9. Percentage of slope on driveway.
10. Indicate drainage elevation across the property.
11. Show curb lines and sidewalks.
12. Give such other data and information as required by the building official.

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. The permit holder or their duly authorized agent or representative shall not allow occupancy of a building or structure before the passing and completion of all required inspections and the issuance of a certificate of occupancy. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from permits under Section 105.2.
2. Accessory buildings or structures.

113 APPEALS is hereby deleted and referred to Chapter 14 section 14-3 of the City of Cibolo's Code of Ordinances.

406.4.7 Special hazards. Connection of a parking garage with any room in which there is a fuel-fired appliance shall be by means of a vestibule providing a two-doorway separation. Doors shall be self-closing and self-latching and the door shall not be in conflict with another door in the open position.

Exception: A single door shall be allowed provided the sources of ignition in the appliance are at least 18 inches (457 mm) above the floor unless listed as Flammable vapor ignition

resistant. [NFPA 54:9.1.11.1] Doors shall be self-closing and self-latching and the door shall not be in conflict with another door in the open position.

419.9 Plumbing facilities is amended by removing the reference to “chapter 29” and replacing it with “the Uniform Plumbing Code”.

901.2 Fire protection systems is amended by adding section 901.2.1 Construction documents to read as follows:

901.2.1 Construction documents. Construction documents for fire sprinkler systems shall be submitted for review and approval prior to system installation or remodeling. Three copies will be submitted unless otherwise stated by the code official. Deviation from approved plans shall require prior permission of the code official. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each floor, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with NFPA 13 Chapter 14 to include, but not be limited to, all of the following:

1. A site plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.
2. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
3. Unit plans which shows location and size of walls, rooms, doors, concealed spaces, closets, attics, and bathrooms.
4. Dimensions of aisles, corridors, hallways, and stairways, doorways (door openings), including direction of swing.
5. Full height cross-section, or schematic diagram of the riser detail showing alarm valve assembly, flow switch(s), water motor alarm or equivalent, check valves assemblies, drain valve assemblies, and all associated piping.
6. Full height cross-section, or schematic diagram, including structural member information and including ceiling and wall construction and method of protection for nonmetallic piping and penetrations.
7. A mechanical system over lay showing no conflict with fire sprinkler system.
8. Manufactures specifications and ratings on equipment and materials, to include but not limited to sprinkler heads, couplings, valves, mounting brackets, hardware, hangers, alarm valves, switches, sensors, gauges, and similar components.
9. Location and description of all required signs.
10. Any additional information required by the code official.
11. The construction documents submitted shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any sprinklers, devices, piping, or fittings.

[F] 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. As per Ordinance 778 adopted December 12, 2006 Group R 3 residential with 4500 square feet or more shall install a 13D fire sprinkler system.

[F] 903.2.11.1.1 Opening dimensions and access. Openings shall have a minimum dimension of not less than 36 inches (914 mm). Such openings shall be accessible to the fire

department from the exterior and shall not be obstructed in a manner that fire fighting or rescue cannot be accomplished from the exterior.

[F] 912.2 Locations. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. No fire department connection shall be located on an exterior wall; fire department connections shall not be placed closer than the height of the exterior wall, unless approved by the fire code official. The location of fire department connections shall be approved by the fire code official.

[F] 912.3.1 Locking fire department connection caps. The fire code official is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. The fire code official will require all fire department connections to be equipped with locking caps. The type and brand shall be of one the fire department currently has a master key for.

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

1808.1 General. Foundations shall be designed and constructed in accordance with Section 1808.2 through 1808.9 and Table 1604.3. Shallow foundations shall also satisfy the requirements of Section 1809. Deep foundations shall also satisfy the requirements of Section 1810.

1808.6.2 Slab-on-ground foundations. Moments, shears, and deflections for use in designing slab-on-ground, mat or raft foundations on expansive soils shall be determined in accordance with WRI/CRSI Design of Slab-on-Ground Foundations or PTI Design of Post-Tensioned Slabs-on-Ground, Third Edition along with the PTI Standard Requirements for Analysis of Shallow Concrete Foundations on Expansive Soils. Using the moments, shears and deflections determined above, nonprestressed slabs-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with WRI/CRSI Design of Slab-on-Ground Foundations and post tension slab-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with PTI Design of Post-Tensioned Slabs-on-Ground, Third Edition along with the PTI Standard Requirements for Analysis of Shallow Concrete Foundations on Expansive soils. It shall be permitted to analyze and design such slabs by other methods that account for soil-structures interaction, the deformed shape of soil support, the plate or stiffened plate action of the slab as well as both center lift and edge lift conditions. Such alternative methods shall be rational and the basis for all aspects and parameters of the method shall be available for peer review.

3107.1 General. Signs shall be designed, constructed and maintained in accordance with this code and ordinances adopted by the City of Cibolo regulating signs. Where conflicts arise between codes the more stringent shall govern.

3308.1.1 Obstructions. Construction materials and equipment shall not be placed or stored so as to obstruct any street, alley, public right-of-way, access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6096 mm) of a street intersection, or placed so as to obstruct normal observations of traffic signals or obstruct the view of traffic or to hinder the use of public transit loading platforms.

3412.2 Applicability. Structures existing prior to the effective date of the adopted ordinance, 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 3409. The provisions in Sections 3412.2.1 through 3412.2.5 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.

G102.2 Establishment of flood hazard areas. Flood hazard areas are established in Section 1612.3 of the *International Building Code*, as adopted by the governing body.

H101.1 General. A sign shall not be erected in a manner that would confuse or obstruct the view of or interfere with exit signs required by Chapter 10 or with official traffic signs, signals or devices or be in conflict with ordinances adopted by the City of Cibolo regulating signs. Signs and sign support structures, together with their supports, braces, guys and anchors, shall be kept in repair and in proper state of preservation. The display surfaces of signs shall be kept neatly painted or posted at all times. Where conflicts arise between codes the more stringent shall govern.

H101.2 Signs exempt from permits. The following signs are exempt from the requirements to obtain a permit before erection unless otherwise required by ordinances adopted by the City of Cibolo regulating signs:

1. Temporary signs announcing the sale or rent of property.
2. Signs erected by transportation authorities.
3. The changing of moveable parts of an approved sign that is designed for such changes, or the repainting or repositioning of display matter shall not be deemed an alteration.

(b) That all references to the ICC *Electrical Code* are deleted and shall reference the current adopted version of the National Electric Code (NEC) NFPA 70. That all references to the standards of the National Fire Protection Association shall be the most recent additions on file in the office of the Fire Marshal.

(c) That all references to the International Plumbing Code and International Fuel Gas Code are deleted and shall reference the current adopted Uniform Plumbing Code.

(d) That all references to the International Mechanical Code are deleted and shall reference the current adopted Uniform Mechanical Code.

(e) That all water service and supply lines crossing under sidewalks or driveways shall be enclosed within a sleeve two pipe sizes greater than the pipe passing through, so as to allow removal and replacement, and shall be at a minimum depth of 12 inches (305 mm) below finish grade unless otherwise required by the code official.

(f) Trenching and excavating. Underground utilities shall be located and marked before trenching or excavating. It shall be a violation of this ordinance to trench or excavate without properly making request for utility locates, and for damaging utilities that have been properly located. Requests shall be made using nationally recognized locating guidelines and procedures.

Section 2. Cumulative.

That this ordinance shall be cumulative of all provisions of the City of Cibolo, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

Section 3. Severability

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. Continuation of Existing Regulations.

That nothing in this ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. Effective Date.

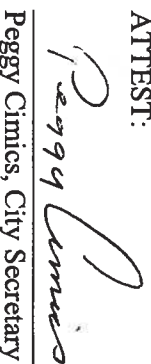
That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effective immediately upon the passage and approval of the City Council of the City of Cibolo, Texas.

PASSED AND APPROVED on this the 8 day of Jan, 2013

APPROVED:


Jennifer Hartman, Mayor

ATTEST:


Peggy Cimics, City Secretary

