

ORDINANCE NO. 1100

AN ORDINANCE REPEALING AND REPLACING PARTS OF ARTICLE 3.100, SECTION 3.101 AND SECTION 3.102 OF THE CODE OF ORDINANCES OF CITY OF LEVELLAND CODE AND ALL OTHER ORDINANCES AND PARTS OF ANY ORDINANCES IN CONFLICT THEREWITH; AMENDING CERTAIN SECTIONS BY ADOPTING THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE AND PROVIDING PARTICULAR LOCAL MODIFICATION THERETO; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City's Code of Ordinances Chapter 3, Building & Construction, Article 3.100 Standard Codes, Section 3.101 provides for the adoption of International Building Code (2015 edition), International Residential Code (2015 edition), International Plumbing Code (2015 edition), International Fuel Gas Code (2015 edition), International Mechanical Code (2015 edition), International Energy Conservation Code, (2009 edition), International Property Maintenance Code, (2015 edition), Life Safety Code (2015 edition), International Fire Code (2015 edition), National Electrical Code (2014 edition), and the International Existing Building Code (2015 edition), with certain local amendments provided for in Article 3.102; and

WHEREAS, the City Council now wishes to adopt the 2021 of the International Building Code, as published by the International Code Council, with certain local modifications as specified herein; and

WHEREAS, the City Council finds the following amendment to be reasonable and beneficial and in the best interest of and best serves the public health, safety, and welfare of the residents of the City of Levelland, Texas and will provide regulatory consistency for effective and meaningful enforcement;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Levelland, Texas that the Code of Ordinances is amended by repealing parts of Chapter 3, Building & Construction, Article 3.100, Standard Codes, Sections 3.101 and 3.102, and replacing these Sections to read, in part, as follows (note to codifier, the Section numbering may need to be revised):

SECTION I
General

§ 28.09.001. Adopted.

- (a) The 2021 edition of the International Building Code published by the International Code Council, Inc., as hereinafter amended, including all appendices and reference standards not specifically excluded below, is hereby adopted as the building code of the city.
- (b) Exceptions: The following provisions are specifically excluded from adoption:
 - (1) Appendix A - Employee Qualifications.
 - (2) Appendix B - Board of Appeals.

- (3) Appendix D - Fire Districts.
 - (4) Appendix E - Supplemental Accessibility Requirements.
 - (5) Appendix F - Rodentproofing.
 - (6) Appendix G - Flood-Resistant Construction. Projects must instead conform to the applicable provisions of article 39.05 of the Unified Development Code (UDC).
 - (7) Appendix J - Grading.
 - (8) Appendix K - Administrative Provisions.
 - (9) Appendix L - Earthquake Recording Instrumentation.
 - (10) Appendix M - Tsunami-Generated Flood Hazard.
 - (11) Appendix N - Replicable Buildings.
 - (12) Appendix O - Performance-Based Application.
- (c) A copy of said building code is attached hereto and incorporated herein as though set out herein in detail. References to the International Building Code in this article shall mean the 2021 edition. One copy of the 2021 International Building Code shall be filed with the city secretary and a copy shall be maintained in the office of the city building official. All such copies, with the amendments thereto, shall be open to public inspection during the usual business hours of the offices where they are maintained.

§ 28.09.002. Administration.

Chapter 1 of the 2021 International Building Code, entitled "scope and administration," is hereby deleted in its entirety, and the following sections 28.09.003 through 28.09.091 substituted therefore.

§ 28.09.003. Intent and purpose.

The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, health and general welfare through structural strength, *means of egress*, stability, sanitation, light and *ventilation*, energy conservation, and for providing a reasonable level of life safety and property protection from the hazards of fire, *explosion* or *dangerous* conditions, and to provide a reasonable level of safety to firefighters and emergency responders during emergency operations.

§ 28.09.004. Administrative provisions.

Provisions governing the administration of the 2021 International Building Code shall be as set forth herein.

§ 28.09.005. General administrative provisions.

Provisions governing the administration of the 2021 International Building Code shall be as set forth herein.

§ 28.09.006. Supplemental administrative provisions.

The following administrative provisions are in addition to the general administrative provisions of articles 28.01 through 28.08 of this chapter, and are specific to projects within the scope of the 2021

International Building Code.

§ 28.09.007. through § 28.09.040. (Reserved)

SECTION II

Construction Documents; Specific Submittal Requirements

§ 28.09.041. Construction documents; specific submittal requirements.

In addition to submittal requirements specified in other applicable provisions of this code, the documentation described in sections 28.09.042 through 28.09.049 of this code shall be submitted, as applicable.

§ 28.09.042. Fire protection system shop drawings.

Shop drawings for *fire protection systems* shall be submitted to indicate conformance with this code and the *construction documents* and shall be *approved* prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in chapter 9 of the International Building Code, and shall be reviewed by the fire marshal.

§ 28.09.043. Means of egress.

The *construction documents* shall show in sufficient detail the location, construction, size and character of all portions of the *means of egress* including the path of the exit discharge to the *public way* in compliance with the provisions of this code. In other than occupancies in Group R-3, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

§ 28.09.044. Exterior wall envelope.

Construction documents for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive barrier and details around openings. The *construction documents* shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the *construction documents* maintain the weather resistance of the *exterior wall envelope*. The supporting documentation shall fully describe the *exterior wall* system which was tested, where applicable, as well as the test procedure used. § 28.09.045. Site plan.

The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and *existing structures* on the *site*, 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 waive or modify the requirement for a site plan where the application for *permit* is for *alteration* or *repair* or where otherwise warranted.

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§ 28.09.046. Survey and survey certificate.

At the time of application for a building permit for first-time construction of a building upon a lot previously undeveloped with buildings, and at other times as determined necessary by the *building official*, the applicant shall furnish a certificate, prepared by a licensed surveyor, attesting to having performed a recent survey of the subject lot, and having placed boundary line corner stakes thereon. The property owner or building contractor shall be responsible for boundary line corner stakes being in place at the time of the first inspection by the building official. Said certificate shall also state whether or not the subject lot lies within a special flood hazard area as determined by the latest FEMA flood insurance rate map (FIRM) for the City of Levelland, in which case the applicant must also follow procedures under section 39.05.009 of the Unified Development Code (UDC). In all cases where it may appear to the *building official* that the proposed improvements will encroach upon any easement or *public way*, or come within established building lines, or affect setback requirements under any ordinance, the *building official* is required to refer the application for permit to the city engineer and/or the city planner, as applicable, and secure their approvals before issuing a building permit.

§ 28.09.047. Exterior balconies and elevated walking surface.

Where balconies or other elevated walking surfaces have *weather-exposed surfaces*, and the structural framing is protected by an impervious moisture barrier, the *construction documents* shall include details for all elements of the impervious moisture barrier system. The *construction documents* shall include manufacturer's installation instructions.

§ 28.09.048. Structural information.

The *construction documents* shall provide the information specified in section 1603. § 28.09.049. Relocatable buildings.

§ 28.09.049. Relocatable buildings.

Construction documents for relocatable buildings shall comply with section 3113.

§ 28.09.050. through § 28.09.080. (Reserved)

SECTION III
Inspections

§ 28.09.081. Scope.

The *building official*, upon notification from the permittee, shall make the inspections set forth in sections 28.09.082 through 28.09.093 below.

§ 28.09.082. Footing and foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job.

§ 28.09.083. Concrete slab and under-floor inspection.

Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

§ 28.09.084. Finished floor elevation.

In *flood hazard areas*, upon placement of the *lowest floor*, including the *basement*, and prior to further vertical construction, the elevation certification required in section 39.05.009 of the Unified Development Code (UDC) shall be submitted to the *building official*. Where necessary to determine that the finished floor elevation is in compliance with other provisions of this code, the *building official* is authorized to require that an elevation certificate be prepared by a registered professional land surveyor or a licensed professional engineer prior to authorizing further vertical construction.

§ 28.09.085. Framing.

Framing inspections shall be made after the roof deck or sheathing, all framing, *fire-blocking* and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved*.

§ 28.09.086. Types IV-A, IV-B and IV-C connection protection inspection.

In buildings of Types IV-A, IV-B and IV-C construction, where connection *fire-resistance ratings* are provided by wood cover calculated to meet the requirements of section 2304.10.1, inspection of the wood cover shall be made after the cover is installed, but before any other coverings or finishes are installed.

§ 28.09.087. Lath and gypsum board.

- (a) Lath, *gypsum board* and *gypsum panel product* inspections shall be made after lathing, *gypsum board* and *gypsum panel products*, interior and exterior, are in place, but before any plastering is applied or *gypsum board* and *gypsum panel product* joints and fasteners are taped and finished.
- (b) Exception: *Gypsum board* and *gypsum panel products* that are not part of a fire-resistance- rated assembly or a shear assembly.

§ 28.09.088. Weather-exposed balcony and walking surface waterproofing.

- (a) Where balconies or other elevated walking surfaces have *weather-exposed surfaces*, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and *approved*.
- (b) Exception: Where *special inspections* are provided in accordance with section 1705.1.1, Item 3.

§ 28.09.089. Fire- and smoke-resistant penetrations.

Protection of joints and penetrations in fire-resistance-rated assemblies, *smoke barriers* and *smoke partitions* shall not be concealed from view until inspected and *approved*.

§ 28.09.090. Energy efficiency.

Inspections shall be made to determine compliance with the adopted energy conservation code and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, *fenestration* U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

§ 28.09.091. Other inspections.

In addition to the inspections specified in sections 28.09.082 through 28.09.090, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

§ 28.09.092. Special inspections.

For *special inspections*, see chapter 17 of the International Building Code.

§ 28.09.093. Final inspection.

The final inspection shall be made after all work required by the building *permit* is completed.

§ 28.09.094. through § 28.09.130. (Reserved)

SECTION IV

Amendments

§ 28.09.131. Adopted.

Amendments to the International Building Code adopted in section 28.09.001 are as follows:

- (1) Definitions. A new definition to Section 202 is hereby added as follows:

Assisted living facilities. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides *personal care services*. The occupants are capable of responding to an emergency situation without physical assistance from staff.

- (2) Definitions. The following definitions of Section 202 is hereby amended to read as follows:

Fireworks. Any composition or device for the purpose of producing a visible or audible effect for entertainment purposes by combustion, *deflagration*, or *detonation*, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.3G fireworks or 1.4G fireworks.

Fireworks, 1.3G. Large fireworks devices, which are explosive materials, intended for use in fireworks displays and designed to produce audible or visible effects by combustion, *deflagration* or *detonation*. Such 1.3G fireworks include, but are not limited to, firecrackers containing more than 130 milligrams (2 grains) of explosive composition, aerial shells containing more than 40 grams of pyrotechnic composition,

and other display pieces which exceed the limits for classification as 1.4G fireworks. Such 1.3G

fireworks are also described as fireworks, UN0335 by the DOTn.

Fireworks, 1.4G. Small fireworks devices containing restricted amounts of pyrotechnic composition designed primarily to produce visible or audible effects by combustion or deflagration that complies with the construction, chemical composition and labeling regulations of the DOTn for fireworks, UN0336, and the US Consumer Product Safety Commission (CPSC) as set forth in CPSC 16 CFR: Parts 1500 and 1507.

Special inspector. A qualified person employed or retained by an *approved* agency who shall prove to the satisfaction of the *registered design professional in responsible charge* and *approved* by the *building official* as having the competence necessary to inspect a particular type of construction requiring *special inspection*.

(3) Exit stairways in an atrium.

Section 404.10 is hereby amended to read as follows:

404.10 Exit stairways in an atrium. Where an *atrium* contains an exit access stairway all the following shall be met:

- a. The entry to the exit stairway is the edge of the closest riser of the exit stairway.
- b. The entry of the exit stairway shall have access from a minimum of two directions.
- c. The distance between the entry to an exit stairway in an atrium and the entrance to a minimum of one exit stairway enclosed in accordance with Section 1023.2 shall comply with the separation required by Section 1007.1.1.
- d. Exit access travel distance shall be measured to the closest riser of the exit stairway.
- e. Not more than 50 percent of the exit stairways shall be located in the same atrium.

(4) Carport separation. Section 406.3.3.1 is hereby amended to read as follows:

406.3.3.1 Carport separation. A separation is not required between a Group R-3 and U carport, provided that the carport is entirely open on two or more sides and there are not enclosed areas above. A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

(5) Storm shelters (General). Section 423.1 is hereby amended to read as follows:

423.1 General. This section applies to the construction of storm shelters constructed as separate detached buildings or constructed as rooms or spaces within buildings for the purpose of providing protection from storms that produce high winds, such as tornadoes, during the storm. This section specifies where *storm shelters* are required and provides requirements for the design and construction of *storm shelters*. Such structures shall be designed to be tornado shelters. Design of facilities for use as emergency shelters after the storm are outside the scope of ICC 500 and shall comply with Table 1604.5 as a *Risk Category IV Structure*.

(6) Storm shelter construction.

Section 423.2 is hereby amended to read as follows:

423.2 Construction. *Storm shelters* shall be constructed in accordance with this code and ICC

500 and shall be designated as tornado shelters. The City of Levelland is in the 250 mph wind speed area of Figure 304.2(1) of ICC 500. Buildings or structures that are also designated as emergency shelters shall also comply with Table 1604.5 as *Risk Category* IV structures.

Any *storm shelter* not required by this section shall be permitted to be constructed, provided that such structures meet the requirements of this code and ICC 500.

Exceptions:

- a. Sanitation facilities per ICC 500 shall not be required.
- b. Doors and shutters shall not be required to auto latch if all of the following are met:
 - a. The opening is not required to be auto latched by other requirements within this code.
 - b. The opening has adjacent signage complying with Section 703.5 Visual Characters of the 2012 Texas Accessibility Standards with text stating "In case of tornado, close this door" or similar text.
 - c. Doors shall comply with Section 504.4 of ICC 500.

(7) Required occupant capacity.

Section 423.5.1 is hereby amended to read as follows:

423.5.1 Required occupant capacity. The required occupant capacity of the *storm shelter* shall include all of the buildings on the site and shall be the total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.

Exceptions:

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the *storm shelter* for all of the buildings on the site, the storm shelter shall at a minimum accommodate the required occupant capacity for the new building.
2. Where approved by the *building official*, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing *storm shelters* on the site.
3. Where approved by the *building official*, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by occupant load calculation shall be permitted to be used in the determination of the required design occupant capacity for the storm shelter.

(8) General. Section 503.1 is hereby amended to read as follows:

503.1 General. Unless otherwise specifically modified in Chapter 4 and this chapter, *building height*, number of *stories* and *building area* shall not exceed the limits specified in Section 504 and 506 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. *Building height*, number of *stories* and *building area* provisions shall be applied independently. For the purposes of determining area limitations, height limitations and type of construction, each portion of a building separated by one or more *fire walls* complying with Section 706 shall be considered to be a separate building.

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by *fire walls*, except as allowed in Section 510.

- (9) Fireblocks and draftstops in combustible construction. Section 708.4.2 is hereby amended to read as follows:

708.4.2 Fireblocks and draftstops in combustible construction. In combustible construction where *fire partitions* do not extend to the underside of the floor or roof sheathing, deck or slab above and along the line of the *fire partition* shall be provided with one of the following:

- a. *Fireblocking* up to the underside of the floor or roof sheathing, deck or slab above using materials complying with Section 718.2.1.
- b. Draftstopping up to the underside of the floor or roof sheathing, deck or slab above using materials complying with Section 718.3.1 for floors or Section 718.4.1 for *attics*.

Exceptions:

1. Buildings equipped with an *automatic sprinkler system* installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the *fire partition* and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping.
2. Where *corridor* walls provide a *sleeping unit* or *dwelling unit* separation, draftstopping shall only be required above one of the *corridor* walls.
3. In Group R-2 occupancies with fewer than four *dwelling units*, *fireblocking* and draftstopping shall not be required.
4. In Group R-2 occupancies up to and including four *stories* in height in buildings not exceeding 60 feet (18,288 mm) in height above *grade plane*, the *attic* space shall be subdivided by *draftstops* into areas not exceeding 3,000 square feet (279 m²) or above every two *dwelling units*, whichever is smaller.
5. In Group R-3 occupancies with fewer than three *dwelling units*, *fireblocking* and draftstopping shall not be required in floor assemblies.

- (10) Draftstopping in floors. Section 718.3 is hereby amended to read as follows:

718.3 Draftstopping in floors. Draftstopping shall be installed to subdivide floor/ceiling assemblies where required by Section 708.4.2. In other than Group R occupancies, draftstopping shall be installed to subdivide combustible floor/ceiling assemblies so that horizontal floor areas do not exceed 1,000 square feet (93 m²).

Exception: Buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the floor space.

- (11) Draftstopping in attics. Section 718.4 is hereby amended to read as follows:

718.4 Draftstopping in attics. Draftstopping shall be installed to subdivide *attic* spaces where required by Section 708.4.2. In other than Group R, draftstopping shall be installed to subdivide

combustible *attic* spaces and combustible concealed roof spaces such that any horizontal area does not exceed 3,000 square feet (279 m²). *Ventilation* of concealed roof spaces shall be maintained in accordance with Section 1202.2.1.

Exception: Buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the *attic* space.

- (12) Group F-1 distilled spirits. Section 903.2.4.2 is hereby amended to read as follows:

903.2.4.2 Group F-1 distilled spirits. An *automatic sprinkler system* shall be provided throughout a Group F-1 *fire area* used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (> 16% alcohol) in the *fire area* at any one time.

- (13) Group S-1 distilled spirits or wine. Section 903.2.9.3 is hereby amended to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An *automatic sprinkler system* shall be provided throughout a Group S-1 *fire area* used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (> 16% alcohol) in the *fire area* at any one time.

- (14) NFPA 13R sprinkler system.

Section 903.3.1.2 is hereby amended to read as follows:

903.3.1.2 NFPA 13R sprinkler system. *Automatic sprinkler systems* in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above *grade plane*.
2. The floor level of the highest *story* is 35 feet (10,668 mm) or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest *story* is 35 feet (10,668 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from grade plane.

- (15) NFPA 13D sprinkler systems. Section 903.3.1.3 is hereby amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one- and two-family *dwelling*s; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

- (16) Freeze protection.

Sections 903.3.1.4, 903.3.1.4.1 and 903.3.1.4.2 is hereby added to read as follows:

903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces

where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(17) Water supplies. Section 903.3.5 is hereby amended to read as follows:

903.3.5 Water supplies. Water supplies for *automatic sprinkler system* shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the *International Plumbing Code*. For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official.

Water supply as required for such systems shall be provided in accordance with the supply requirements of the respective standard; however, every water-based fire protection system shall be designed with a 10 psi safety factor. Reference the *International Fire Code* Section 507.4 for additional design requirements.

(18) Sprinkler system supervision and alarms.

Section 903.4 is hereby amended to read as follows:

903.4 Sprinkler system supervision and alarms. Valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a *listed* fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area sprinkler systems in accordance with Section 903.3.8.
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.

6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.
8. Underground key or hub gate valves in roadway boxes.

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering. Buildings without a fire alarm system shall have their valves locked in their normal position.

(19) Group E fire alarm system.

Section 907.2.3 is hereby amended to read as follows:

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. Where *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 50' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. A manual fire alarm system shall not be required in Group E occupancies with an *occupant load* of 50 or less.
 - 1.1 Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2-1/2 or less years of age, see Section 907.2.6.)
2. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with *occupant loads* of 100 or less, provided that activation of the manual fire alarm system initiates an *approved* occupant notification signal in accordance with Section 907.5.
3. Manual fire alarm boxes shall not be required in Group E occupancies where all of the following apply:
 - 3.1 Interior *corridors* are protected by smoke detectors.
 - 3.2 Auditoriums, cafeterias, gymnasiums and similar areas are protected by *heat detectors* or other *approved* detection devices.
 - 3.3 Shops and laboratories involving dusts or vapors are protected by *heat detectors* or other *approved* detection devices.

- 3.4 Manual activation is provided from a normally occupied location.
4. Manual fire alarm boxes shall not be required in Group E occupancies where all of the following apply:
- 4.1 The building is equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
- 4.2 The emergency voice/alarm communication system will activate on sprinkler waterflow.
- 4.3 Manual activation is provided from a normally occupied location.

(20) Corridor construction.

Section 1020.2 is hereby amended to read as follows:

1020.2 Construction. Corridors shall be fire-resistance rated in accordance with Table 1020.2. The *corridor* walls required to be fire-resistance rated shall comply with Section 708 for *fire partitions*.

Exceptions:

1. A *fire-resistance rating* is not required for *corridors* in an occupancy in Group E where each room that is used for instruction has not less than one door opening directly to the exterior and rooms for assembly purposes have not less than one-half of the required *means of egress* doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level.
2. A *fire-resistance rating* is not required for *corridors* contained within a *dwelling unit* or *sleeping unit* in an occupancy in Group I-1 and R.
3. A *fire-resistance rating* is not required for *corridors* in *open parking garages*.
4. A *fire-resistance rating* is not required for *corridors* in an occupancy in Group B that is a space requiring only a single *means of egress* complying with Section 1006.2.
5. *Corridors* adjacent to the *exterior walls* of buildings shall be permitted to have unprotected openings on unrated *exterior walls* where unrated walls are permitted by Table 705.5 and unprotected openings are permitted by Table 705.8.
6. In unsprinklered Group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with *approved* automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

(21) Accessibility. Section 1101.1 is hereby amended to read as follows:

1101.1 Scope. The provisions of this chapter shall control the design and construction of facilities for accessibility for individuals with disabilities.

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

- (22) Secondary (emergency overflow) drains or scuppers. Section 1502.2 is hereby amended to read as follows:

1502.2 Secondary (emergency overflow) drains or scuppers. Where roof drains are required, secondary (emergency overflow) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. The installation and sizing of secondary emergency overflow drains, leaders and conductors shall comply with Section 1611 of this code and Chapter 11 of the *International Plumbing Code*. Refer to Figures L1611.2(1), L1611.2(2), and L1611.2(3) for roof drainage system constructions. The roof structure shall be designed to support the load of ponding rainwater when the rain load on the undeflected roof exceeds 20 psf (0.96 kN/m²) as determined by Section 1611.1.

- (23) Scuppers.

Section 1502.3 is hereby amended to read as follows:

1502.3 Scuppers. Where *scuppers* are used for secondary (emergency overflow) roof drainage, the quantity, size, location and inlet elevation of the *scuppers* shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Sections 1607.14, 1608, and 1611. The flow through the primary system shall not be considered when locating and sizing *scuppers*. The quantity, size, location and inlet elevation of the secondary overflow *scuppers* shall be designed and constructed to meet all of the following, as applicable:

1. Where secondary overflow *scuppers* are used, they shall be sized to have an opening area at least three times the area of the primary roof drains, shall have a minimum opening dimension (height or width) of 4 inches, and shall be installed in the adjacent parapet walls with the inlet flow line located not more than 2 inches (51 mm) above the low point of the roof drainage area served. Refer to Figure L1611.2(4).
2. Where secondary overflow drains are used in lieu of *scuppers*, they shall have the same size as the primary roof drains and shall be installed with the inlet flow line located not more than 2 inches (51 mm) above the low point of the roof drainage area served. Refer to Figure L1611.2(5).
3. Secondary overflow drains shall discharge to an *approved* location and shall not be connected to the primary roof drain lines.

- (24) General (Live loads).Section 1607.1 is hereby amended to read as follows:

1607.1 General. *Live loads* are those loads defined in Chapter 2 of this code. A summary of various live load factors, as well as other climatic and geographic design criteria to be used in Levelland, Texas, is included in Table L1607 below.

Table L1607	
Summary of Climatic and Geographic Design Criteria	
Ground Snow Load:	P _g = 15 psf
Design Wind Speed:	
Risk Category I Buildings:	V = 105 mph, V _{sd} = 81.5 mph

Table L1607 Summary of Climatic and Geographic Design Criteria	
Risk Category II Buildings:	V = 115 mph, V _{asd} = 89 mph
Risk Category III and IV Buildings:	V = 120 mph, V _{asd} = 93 mph
Seismic Design Category:	SDC = A
Mapped Spectral Response Acceleration at Short Period:	S _s = 0.078g
Mapped Spectral Response Acceleration at 1 - Second Period:	S ₁ = 0.032g
Weathering:	Moderate
Frost Line Depth:	12 inches
Termite:	Moderate to Heavy
Decay:	None to Slight
Summer Dry Bulb Temperature:	96 degrees F
Summer Wet Bulb Temperature:	69 degrees F
Winter Dry Bulb Temperature:	15 degrees F
Heating Degree Days:	3499 days
Cooling Degree Days:	1738 days
Climate Zone:	3B
Flood Hazards:	Refer to Article 39.05 of the Unified Development Code (UDC).
100-Year Hourly Rainfall Rate:	i = 3.3 inches per hour

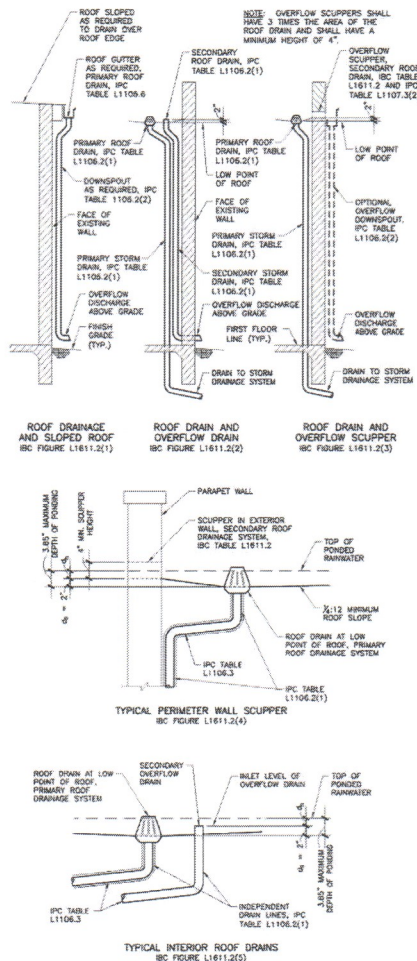
- (25) General (Reduction in uniform roof live loads).Section 1607.14.2 is hereby amended to read as follows:

1607.14.2 Reduction in uniform roof live loads. The minimum uniformly distributed *live loads* of roofs and *marquees*, Lo, in Table 1607.1 are permitted to be reduced in accordance with Section 1607.14.2.1 except that no roof live load reduction is permitted for any structural roof member on roofs having slopes less than or equal to four (4) inches per foot, or on any arch or dome having a rise less than one-eighth of the span.

- (26) Special design rain loads. A new Section 1611.4 is hereby added, which shall read as follows:

1611.4 Special design rain loads. Where the roof perimeter construction extends above the roof and scuppers are used for either primary drainage or secondary emergency overflow, the scuppers shall be designed in accordance with Table L1611.2 in order to limit the rain load on the roof to 20 psf (0.96 kN/m²) or less. The roof structure shall be designed for additional

rain load in accordance with Section 1611.1 if the wall and roof drainage areas contributing water to a scupper exceed the values shown in Table L1611.2.



(27) Site grading.

Section 1804.4 is hereby amended to read as follows:

1804.4 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 1 unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an *approved* alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped not less than 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building. The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

Exceptions:

- 1) Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced to not less than 1 unit vertical in 48 units horizontal (2-percent slope).
- 2) Impervious surfaces shall be permitted to be sloped less than 2 percent where the surface is a door landing or *ramp* that is required to comply with Section 1010.1.4, 1012.3 or 1012.6.1.
- 3) Where approved by the *building official*, final site grading may be designed by a design professional registered in the State of Texas.

(28) Foundation elevation. Section 1808.7.4 is hereby amended to read as follows:

1808.7.4 Foundation elevation. Minimum building floor elevations shall comply with Table 1808.7.4 based on relative lot slopes.

Table 1808.7.4		
Minimum Floor Elevation for Structures Relative to Slopes of the Lot		
Difference in elevation from top of curb to rear property line (inches)	Minimum floor elevation above top of curb when slope is to rear (inches)	Minimum floor elevation above top of curb when slope is to front (inches)
0	12	12
6	10.5	13.5
12	9	15
18	8	16.5
24	6	18
30	6	19.5
36	6	21

- 1) See Section 1804.4 for grading requirements;
- 2) The minimum floor elevation shall be determined by using the top of the floor slab and shall be a minimum of six (6) inches above the calculated peak water surface elevation as determined by the City Engineer, or that determined by Table 1808.7.4, whichever results in the more stringent requirement. It shall be the responsibility of the builder/contractor to provide the building official with a survey certificate indicating the required finished floor elevation as determined by the surveyor. The required elevation shall be indicated on the construction plans. Structures located in any flood hazard area shall comply with Article 39.05 of the Unified Development Code (UDC), as well as all F.E.M.A. regulations, which will supersede the above.
- 3) Alternate elevations are permitted subject to review and approval by the City Engineer and the Building Official provided it can be demonstrated by a registered design professional that all required drainage to an approved point of discharge away from the structure is provided at all locations on the site.

- (29) Prescriptive footings for light-frame construction. Section 1809.7 is hereby amended to read as follows:

1809.7. Prescriptive footings for light-frame construction. Where a specific design is not provided, concrete footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Tables 1809.7.1 and 1809.7.2 and figures 1809.7.1 through 1809.7.3 below, where permitted by law.

- (30) Table 1809.7 "Prescriptive footings supporting walls of light-frame construction." Table 1809.7 is hereby replaced by Tables 1809.7.1 and 1809.7.2 as follows:

Table 1809.7.1					
Footings Supporting Walls of Light-Frame Construction a, b, c					
(Monolithic Slab-on-Ground Foundation – Refer to figure 1809.7.1)					
Number of Floors Supported by the Footing	Width of Footing (Inches)		Thickness of Footing (Inches)		
	No Brick Veneer	4" Brick Veneer	No Brick Veneer	4" Brick Veneer	Brick Veneer
1					
	16		12		
2					
3		Design Required			

Notes to tables 1809.7.1 and 1809.7.2:

- Depth of footings shall be in accordance with Section 1809.4 and Table L1607
- Footings are permitted to support a roof in addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.
- Assumes uniform loading by repetitive framing members; concentrated loads shall be considered separately, and may require specific engineering design.

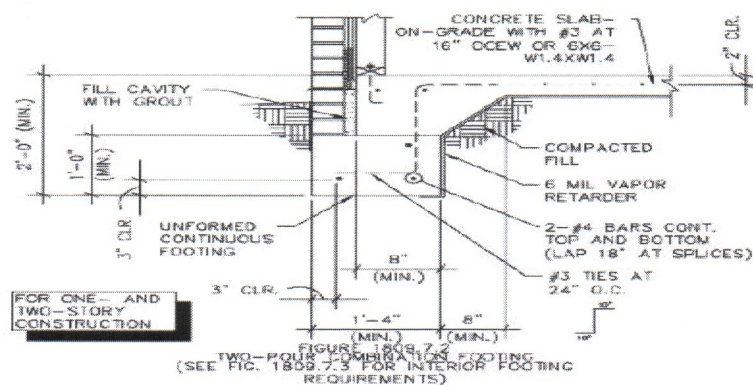
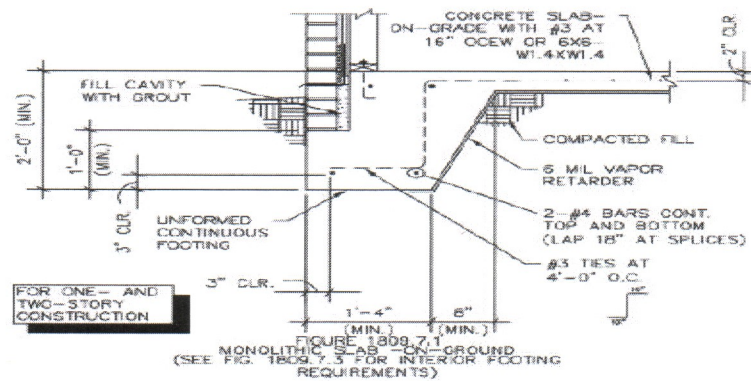
Table 1809.7.2					
Supporting Walls of Light-Frame Construction a, b, c					
Slab-on-Ground Foundation – Refer to figure 1809.7.1)					
Number of Floors	Width of Footing (Inches)		Thickness of Footing (Inches)		
	Brick Veneer	4" Brick Veneer	No Brick Veneer	4" Brick Veneer	Brick Veneer

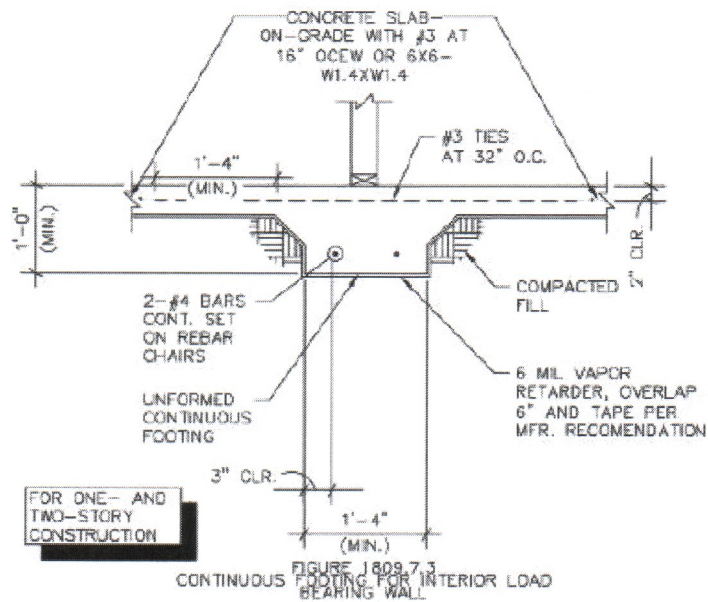
Supported by the Footing			Veneer
1			
2	16	12	
3		Design Required	

Notes to Tables 1809.7.1 and 1809.7.2:

- Depth of footings shall be in accordance with Section 1809.4 and Table L1607
- Footings are permitted to support a roof in addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.
- Assumes uniform loading by repetitive framing members; concentrated loads shall be considered separately, and may require specific engineering design.

(31) Foundation details. New figures 1809.7.1, 1809.7.2 and 1809.7.3 are hereby added as follows:





- (32) Scope of general plumbing systems. Section 2901.1 is hereby amended to include a second paragraph to read as follows:

The provisions of this chapter are meant to work in coordination with the provisions of Chapter 4 of the *International Plumbing Code*. Should any conflicts arise between the two chapters, the *building official* shall determine which provision applies.

- (33) Minimum number of fixtures. Section 2902.1 is hereby amended to read as follows:

2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code.

In other than Group E occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and *approved by the building official*.

- (34) Minimum number of required plumbing fixtures. Table 2902.1 is hereby amended to include an additional footnote that reads as follows:

- g. Drinking fountains are not required in Group M occupancies with an occupant load of 100 or less, Group B occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

- (35) Zoning regulations. A new Section H101.1.1 is hereby added to read as follows:

H101.1.1 Zoning regulations. The Unified Development Code (UDC) regulates the permissibility, placement, and physical characteristics of signs upon premises within the city based on particular zoning district requirements. Any reference to a particular sign type, size, height, or other physical characteristic within this appendix should not therefor be construed

as allowing such if otherwise prohibited or regulated by the Unified Development Code (UDC).

(36) Signs exempt from permits.

Section H101.2 is hereby amended to read as follows:

H101.2 Signs exempt from permits. The following signs are exempt from the requirements to obtain a *permit* before erection:

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.
4. Other signs as set forth in the Unified Development Code (UDC), or as deemed appropriate by the building and zoning officials.

(37) Permits, drawings and specifications.

Section H105.2 is hereby amended to read as follows:

H105.2 Permits, drawings and specifications. Where a permit is required, *construction documents* shall be required. These documents shall show the dimensions, materials and required details of construction, including *loads*, stresses and anchors. The *construction documents* shall bear the seal of a professional engineer licensed in the State of Texas. A dimensioned site plan and elevation drawings sufficient to demonstrate compliance with all other city requirements shall also be submitted.

Exceptions:

Documents for the following sign types shall not be required to bear the seal of a professional engineer:

1. Monument signs not exceeding seven (7) feet in height.
2. Wall signs attached flat to the building wall.

(38) General (roof signs). Section H110.1 is hereby amended to read as follows:

H110.1 General (roof signs). Roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the sign and shall have at least 5 feet (1524 mm) clearance between the vertical supports thereof. Where such clearances cannot be provided, structural analysis of the roof supporting elements shall be undertaken by a structural engineer, including the added dead and wind loading of the sign, and any necessary strengthening provided. No portion of any roof sign structure shall project beyond an *exterior wall*.

SECTION V
Severability

The provisions of this ordinance are declared to be severable. If any section, sentence, clause or phrase of the ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance, but they shall remain in full force and effect; it being the legislative intent that this ordinance shall remain in effect notwithstanding the validity of any part.

SECTION VI
Effective Date

This Ordinance shall take effect immediately upon its adoption by the City Council and publication as may be required by governing law.

SECTION VII
Open Meetings

It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the *Open Meetings Act, Chapter 551, Gov't. Code*.

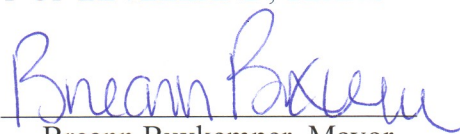
SECTION VIII
Provisions Cumulative

All other terms and provisions of the Levelland Code of Ordinances not in conflict herewith and not hereby amended shall remain in full force and effect. The passage of this Ordinance shall repeal any wording of any existing ordinance that conflicts with the wording of this Ordinance.


INTRODUCED, PASSED, and APPROVED on its first reading this 1st day of December, 2025.

PASSED, APPROVED, and ADOPTED on its second and final reading this 15th day of December, 2025.

CITY OF LEVELLAND, TEXAS

By: 
Breann Buxkemper, Mayor

ATTEST:


Andréa Corley, TRMC
City Secretary