



# Adoption of the Dallas Construction Codes

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Economic Development Committee  
March 3, 2008





# Purpose

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- **Adoption of the 2006 International Construction Codes includes the following codes:**
  - **2006 International Building Code**
  - **2006 International Energy Conservation Code**
  - **2006 International Residential Code**
  - **2006 International Plumbing Code**
  - **2006 International Mechanical Code**
  - **2006 International Fuel Gas Code**



## Purpose (contd.)

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- The 2006 International Fire Code has been adopted as part of this family of codes.



# Background

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- **Code Adoptions and Recommendations**
  - Construction codes are written by national model code writing organizations.
  - The codes are then adopted by the municipalities with local and regional amendments.
  - North Central Texas Council of Governments (NCTXCOG) has recommended approval and adoption of these codes with regional amendments.
  - The Building Inspection Advisory, Examining and Appeals Board has reviewed and recommended adoption of these codes.



## Background, Cont.

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- The State of Texas first mandated the adoption of the International Building Code 2003 edition published by the International Code Council (ICC) for January 1, 2006.



# Essential Code Features

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- **2006 International Building Code (Dallas Building Code)**
  - **International Code Council Changes**
    - **Minimum ceiling height in commercial buildings increases from 7 feet to 7 feet, 6 inches.**
    - **One exit allowed in a daycare use when the occupant load does not exceed 10 persons. Formerly the number of persons allowed was 50.**



# Essential Code Features

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- **2006 International Building Code (Dallas Building Code)**
  - **International Code Council Changes**
    - **24 inches minimum window sill height above the floor for windows located 72 inches above finished grade or surface in single-family and apartment uses.**



# Essential Code Features

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- **2006 International Building Code (Dallas Building Code)**
  - **DALLAS CHANGES**
    - Nursery ward security provisions codified.
    - Apartments units allowed 4000 square feet in floor area with only one exit if an automatic sprinkler system is installed throughout the building.





# Essential Code Features

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- **2006 International Energy Conservation Code (Dallas Energy Conservation Code)**
  - RES Check software compliance tool not acceptable for residential compliance.
  - The International Code Compliance Calculator software compliance tool developed by the Energy Systems Lab is available for use online and ensures that we continue to meet the minimum requirements of Senate Bill 5, 77<sup>th</sup> Regular Session.



# Essential Code Features

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- **2006 International Residential Code (Dallas Residential Code)**
  - **ICC CHANGES**
    - Several definitions added and/or clarified.
    - Provisions for allowing ductless clothes dryers.



# Essential Code Features

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- **2006 International Residential Code (Dallas Residential Code)**
  - Fire-rated wall required if the wall gets closer than 5 feet distance to property line. Formerly the distance was 3 feet.
  - “Green rock” or “Green gypsum board” no longer allowed to be used as a backer for tiled tub walls and wall panels in showers.



# Essential Code Features

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- **2006 International Plumbing Code (Dallas Plumbing Code)**
  - **Allows for code approved new and innovative materials.**
  - **Alternative methods of drainage and venting systems.**
    - **Multi-floor drainage and venting systems.**
  - **Reduction of construction cost without compromising safety.**
  - **Provides environmentally friendly methods of drain, waste and vent systems.**



# Essential Code Features

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- **2006 International Plumbing Code (Dallas Plumbing Code)**
  - **Provision for Water Conservation**
    - Flexibility in the disposal of condensate water
    - Gray water systems
    - Reclaimed water systems
    - Storm water reclamation systems for irrigation



# Essential Code Features

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- **2006 International Mechanical Code (Dallas Mechanical Code)**
  - **Consistent with the 2006 International Energy Code**
    - Higher *R-value* for A/C duct insulation and SEER ratings for equipment providing greater levels of energy conservation
  - **Allow the use of energy efficient designs without compromising safety**
  - **Lowering construction cost by engineered heating and cooling systems**
    - Requirement of commercial vent-a-hoods activation controls.
  - **Provisions for 2 layer fire resistive blankets for grease duct shaft material**



# Essential Code Features

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- **2006 International Fuel Gas Code with amendments(Dallas Fuel Gas Code)**
  - **Allows for code approved new and innovative materials**
  - **Incorporation of new technology**
    - **Higher efficiency equipment**



# Proposed Ordinances

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- Available for viewing at the Building Inspection Office, Oak Cliff Municipal Center, room 204, or the City Manager's Office, Dallas City Hall.





# Recommendation

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- Staff requests the Economic Development Committee recommend adoption of the 2006 International Codes scheduled for action by City Council on March 26, 2008.