

2009 CODE CHANGES TO THE HOUSTON BUILDING CODE

Please note that the changes in this document have two
different effective dates.



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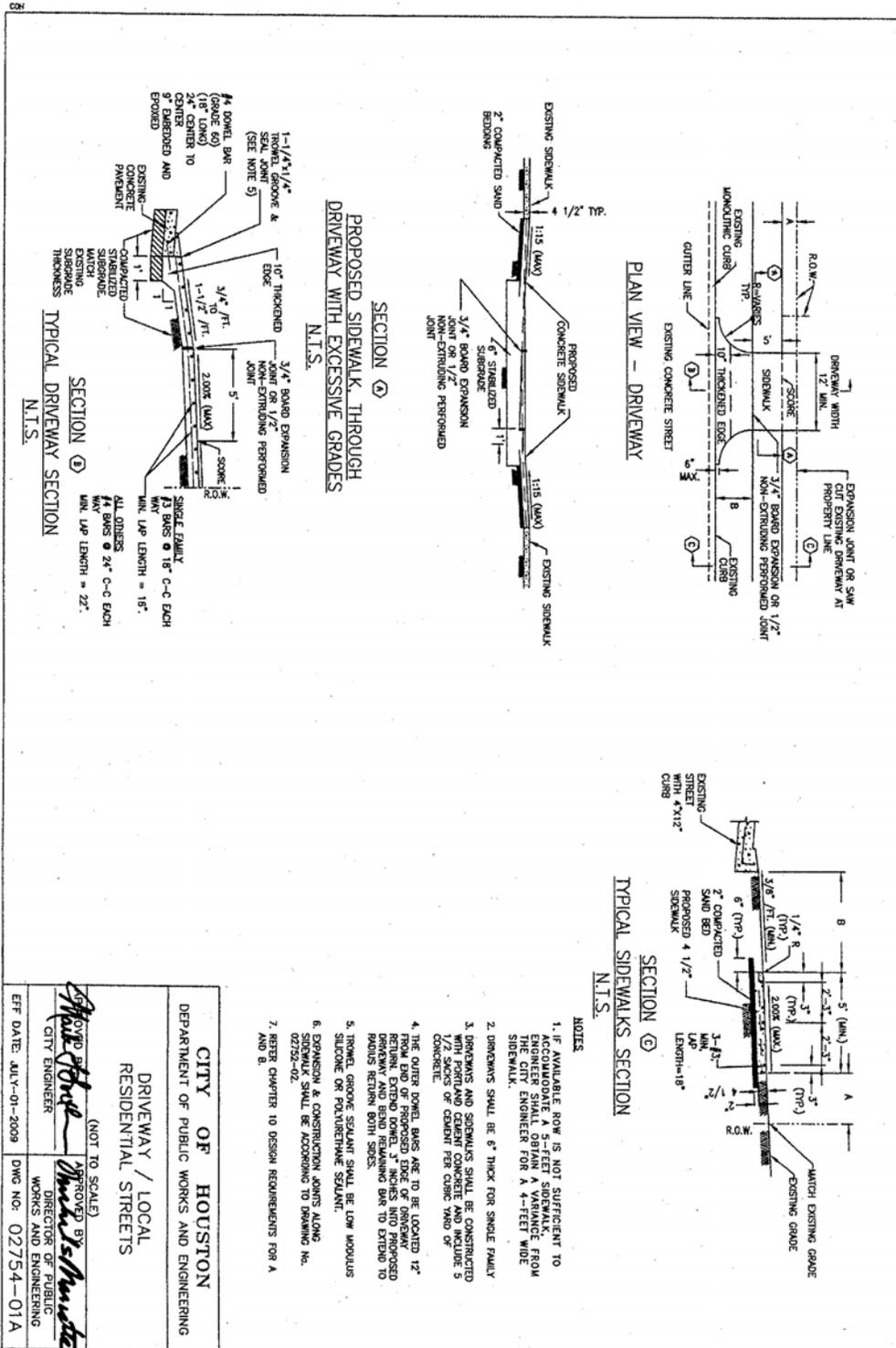
EFFECTIVE IMMEDIATELY

On Wednesday, August 19th City Council voted to approve changes to the sidewalk requirements in the 2003 Houston Building Code.

3110.6 Standards for design and construction. There are hereby approved and adopted the drawings listed below which have been prepared by the jurisdiction's Department of Public Works and Engineering setting forth in detail the standards for design and/or construction of driveways, sidewalks, parking lots and alleys. The following drawings are shown at the end of this chapter:

1. Driveway Geometrics (T&T Dwg. No. 2156).
2. Space Requirement for Off-street Parking (T&T Dwg. No. 2157).
3. Construction Standards for Driveways and Sidewalks on Curb-type Streets (P.W. Dwg. No. 02754-01A).
4. Construction Standards for Driveways with Culverts or Valley Gutters on Open Ditch-type Streets (P.W. Dwg. No. 02754-02).
5. Wheelchair ramp:
 - 5a. Wheelchair ramp details (P.W. Dwg. No. 02775-02).
 - 5b. Curb modifications for wheel chair ramps and crosswalks (P.W. Dwg. No. 02775-04).
 - 5c. Commercial curb ramp detail (P.W. Dwg. No. 02775-05).
6. Monolithic Curb and Gutter (P.W. Dwg. No. 02771-01).
7. Typical "D" Inlet (P.W. Dwg. No. 02632-07).
8. Typical "D-1" Inlet (P.W. Dwg. No. 02632-08).
9. Type "B" Inlet Relocation (P.W. Dwg. No. 02632-03).
10. Type "B-B" Inlet Relocation (P.W. Dwg. No. 02632-05).
11. Pavement repairs:
 - 11a. Pavement repair details for street cuts (P.W. Dwg. No. 02902-01).
 - 11b. Pavement repair details for street cuts (P.W. Dwg. No. 02902-02).
 - 11c. Concrete pavement less than 5 years in age (P.W. Dwg. No. 02951-01).
 - 11d. Concrete pavement over 5 years in age (P.W. Dwg. No. 02951-02).
 - 11e. Asphalt pavement for pavement of all ages (P.W. Dwg. No. 02951-03).
12. Storm Sewer Ring Grate for Open End of 18" to 72" RCP Stubs to Ditch (P.W. Dwg. No. 02084-11).

Replace Drawing 31-3 with the following:



CITY OF HOUSTON
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

DRIVEWAY / LOCAL
 RESIDENTIAL STREETS

(NOT TO SCALE)

Approved by
 CITY ENGINEER

Approved by
 DIRECTOR OF PUBLIC WORKS AND ENGINEERING

EFF. DATE: JULY-01-2009

DWG NO: 02754-01A

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EFFECTIVE SEPTEMBER 4, 2009

On August 5th, ordinance 2009-721 adopted the following code change to the 2003 Houston Building Code.

Replace Appendix M as follows:

**APPENDIX M
MINIMUM PROVISIONS FOR CHANGE OF OCCUPANCY**

**SECTION M101
GENERAL**

M101.1 Change of occupancy. The character of the occupancy of existing buildings and structures may be changed, provided the building or structure meets the requirements of this appendix and the requirements of Appendix L. Except as specifically provided by this appendix the building or structure shall comply with all requirements of this code as for new construction.

Every change of occupancy to one classified in a different group or a different division of the same group shall require a new certificate of occupancy, regardless of whether any alterations to the building are required by this appendix.

If the building or portion thereof does not conform to the requirements of this appendix for the proposed occupancy group or division, the building or portion thereof shall be made to conform to all requirements of this code as for new construction.

M101.2 Special uses or occupancies. Where the character or use of an existing building or part of an existing building is changed to one of the following special use or occupancy categories, the building or structure shall comply with all requirements of this code as for new construction.

1. Covered mall buildings.
2. Atriums.
3. Motor-vehicle-related occupancies.
4. Aircraft-related occupancies.
5. Motion picture projection rooms.
6. Stages and platforms.
7. Special amusement buildings.
8. Incidental use areas.
9. Hazardous materials.
10. Underground buildings.

M101.3 Hazard category classification tables. The relative degree of hazard between different occupancy groups or between divisions of the same group is set forth in the hazard category classifications in Tables M103 through M105. An existing building may have its occupancy changed to an occupancy within the same hazard group or to an

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occupancy in a lesser hazard group without complying with all the provisions of this code regarding Heights and Areas in Table M103, Life Safety in Table M104, and Exterior Walls in Table M105.

SECTION M102 STRUCTURAL SAFETY

M102 Vertical loads. Buildings and structures shall comply with the requirements for vertical load for new construction.

Exceptions:

1. Analysis and test methods for evaluation of existing materials may be conducted using the methods specified in the code under which the building was constructed, or other standards as approved by the building official.
2. Existing roofs may be retained provided
 - 2.1 Any unsafe or overloaded conditions are corrected; and
 - 2.2 The roof dead load is not increased by use, reroofing or added equipment.

SECTION M103 HEIGHTS AND AREAS

M103. 1 Heights and areas of buildings and structures shall meet all the requirements of this code for the new occupancy as for new construction.

Exception: Existing buildings exceeding the maximum allowable heights and areas permitted for new buildings may undergo a change of occupancy if the hazard level of the new occupancy is equal to or less than the existing hazard group as shown in Table M 103.

**TABLE M103
HAZARD CATEGORIES AND CLASSIFICATIONS, HEIGHTS AND AREAS**

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1	H (highest hazard group)
2	A-1, A-2, A-3, A-4, I, R-1, R-2, R-4
3	E, F-1, S-1, M
4	B, F-2, S-2, A-5, R-3, U (lowest hazard group)

SECTION M104 LIFE SAFETY AND EXITS

M104.1 General. When a change of occupancy is made to a higher hazard group as shown in Table M104, all elements of the exit system shall comply with all of the requirements of this code as for new construction.

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Exception: Existing corridors and stairways meeting all of the requirements of Appendix L may be used.

M104.2 Existing means of egress systems. Existing means of egress systems complying with Appendix L shall be accepted if the occupancy change is to an equal or lesser hazard group when evaluated in accordance with Table M104.

M104.3 Separation of occupancies. When approved by the building official, existing wood lath and plaster in good condition or 1/2-inch-thick (12.7 mm) gypsum wallboard may be accepted where a one-hour fire barrier is required.

M104.4 Vertical shafts.

M104.4.1 Enclosure of shafts. Vertical shafts may be designed to meet either the requirements of atria as required by this code for new construction or the requirements of this section.

M104.4.2 Stairways. Interior stairways shall be enclosed as required by this code for new construction when a change of occupancy is made to a higher hazard group as shown in Table M104.

Exceptions:

1. In other than Group I Occupancies, an enclosure will not be required for openings serving only one adjacent floor and not connected with corridors or stairways serving other floors.
2. Existing stairways not enclosed need not be enclosed in a continuous vertical shaft if each story is separated from other stories by one-hour fire-resistive construction or approved wired glass set in steel frames and all exit corridors are sprinklered. The openings between the corridor and occupant space shall have at least one sprinkler head above the openings on the tenant side. The sprinkler system may be supplied from the domestic water-supply system, provided the system is of adequate pressure, capacity and sizing for the combined domestic and sprinkler requirements.

M104.4.3 Other vertical shafts. Interior vertical shafts, including, but not limited to, elevator hoistways and service and utility shafts, shall be enclosed with a minimum of one-hour fire-resistive construction.

Exceptions:

1. Vertical openings other than stairways need not be enclosed if the entire building is provided with an approved automatic sprinkler system.
2. Where one-hour fire-resistive floor construction is required, vertical shafts need not be enclosed when such shafts are blocked at every floor level by the installation of not less than 2 full inches (51 mm) of solid wood or equivalent construction.

M104.4.4 Openings into vertical enclosures. All openings into vertical shafts shall be protected by fire assemblies having a fire-protection rating of not less than one hour and shall be maintained self-closing or shall be automatic closing by actuation of a smoke detector. All other openings shall be fire protected in an approved

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manner. Existing fusible link-type automatic door-closing devices may be permitted if the fusible link rating does not exceed 135°F (57°C).

TABLE M104
HAZARD CATEGORIES AND CLASSIFICATIONS, LIFE SAFETY AND EXITS

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1	H (highest hazard group)
2	I-2, I-3, I-4
3	A, E, I-1, M, R-1, R-2, R-4
4	B, F-1, R-3, S-1
5	F-2, S-2,
6	U (lowest hazard group)

SECTION M105

EXTERIOR WALLS AND STAIRWAY ENCLOSURES

M105.1 Fire resistance of walls. Exterior walls shall have fire resistance and opening protection as set forth in this code for new construction. This provision shall not apply to walls at right angles to the property line.

Exceptions:

1. Where a fire-resistive rating greater than two hours is required for a building of any type of construction, existing noncombustible exterior walls having a fire-resistive rating equivalent to two hours as determined by Section 720.1 may be accepted, provided:
 - 1.1 The building is classified as Group A, B, F, M or S; and
 - 1.2 The building does not exceed three stories in height.
2. Existing exterior walls shall be accepted if the occupancy is changed to a hazard group, which is equal to or less than the existing occupancy as defined in Table M105.

M105.2 Opening protection. Openings in exterior walls shall be protected as required for new construction. When openings in the exterior walls are required to be protected due to distance from the property line, the sum of the area of such openings shall not exceed 50 percent of the total area of the wall in each story.

Exceptions:

1. Protected openings shall not be required for Group R-1 occupancies that do not exceed three stories in height and are located not less than 3 feet (914 mm) from the property line.

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2. Where opening protection is required, an automatic fire-extinguishing system throughout may be substituted for opening protection.
3. Opening protection may be omitted when the change of occupancy is to an equal or lower hazard classification in accordance with Table M105.

**TABLE M105
HAZARD CATEGORIES AND CLASSIFICATIONS OF EXTERIOR WALLS
AND STAIRWAY ENCLOSURES**

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1	H (highest hazard group)
2	F-1, M, S-1
3	A, B, E, I, R
4	F-2, S-2, U (lowest hazard group)