



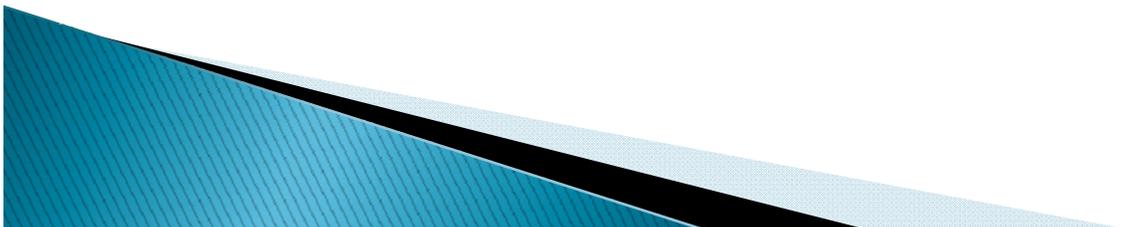
Community Input Amarillo Construction Codes



Department of Building Safety
Construction Advisory and Appeals Board
March 27, 2012

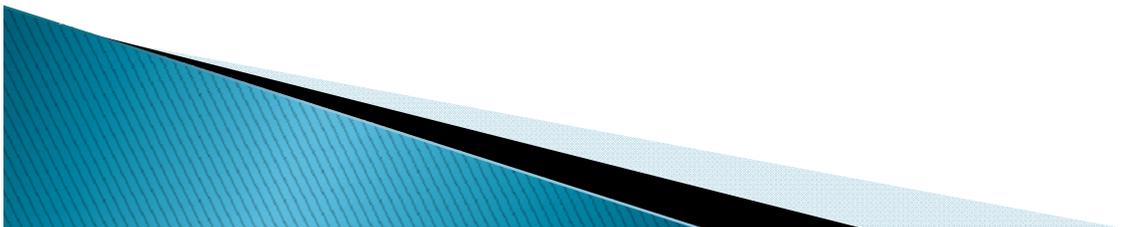
Overview & Introductions

- ▶ Construction Advisory and Appeals Board (CAAB)
- ▶ Subcommittee Members
- ▶ City Staff
- ▶ Stakeholders



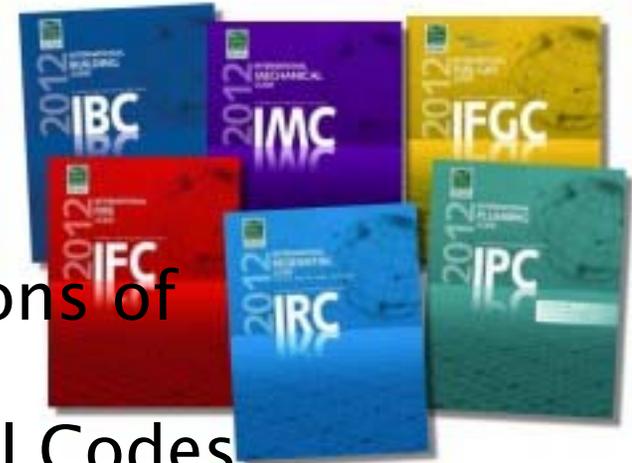
Objective

- ▶ How do we want our community to develop?
- ▶ What improvements or enhancements to residential and commercial construction are needed?
- ▶ As a community, what are our greatest construction priorities?



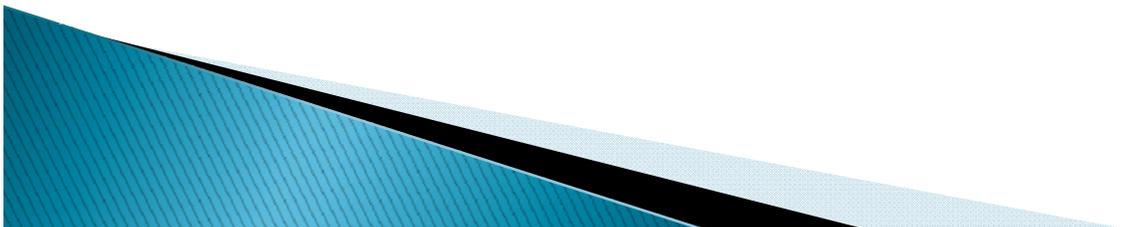
Purpose

- ▶ Adoption of most current editions of construction codes.
- ▶ 2012 family of the International Codes
 - 2012 International Building Code
 - 2012 International Existing Building Code
 - 2012 International Fire Code
 - 2012 International Energy Conservation Code
 - 2012 International Plumbing Code
 - 2012 International Fuel Gas Code
 - 2012 International Mechanical Code
 - 2012 International Residential Code
 - 2012 International Swimming Pool and Spa Code *
- ▶ 2011 National Electrical Code



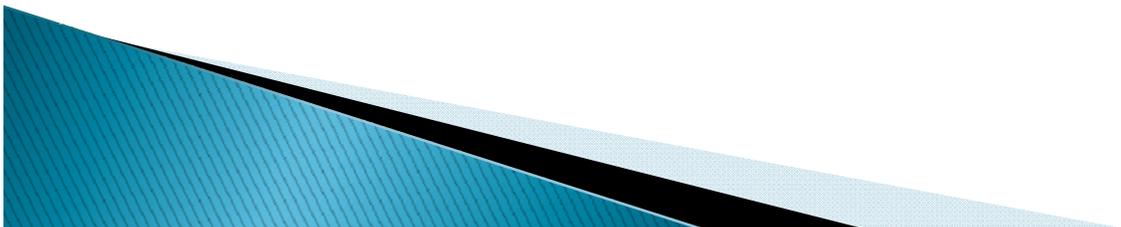
Background

- ▶ 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
 - Local contractor associations have recommended approval and adoption of these codes with minimal local amendments
 - The Construction Advisory Appeals Board has reviewed and anticipate adoption of these codes with minimal local amendments



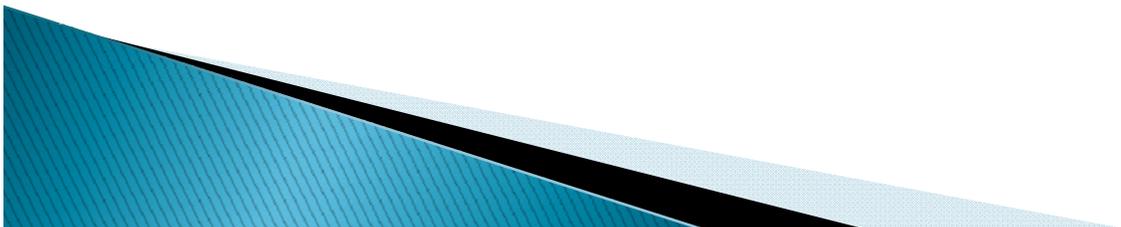
Background, Cont.

- ▶ The State of Texas first mandated the adoption of the International Building Code 2003 edition published by the International Code Council (ICC).
- ▶ The City of Amarillo last updated construction codes by adopting the 2006 family of International Codes in June 2008.
- ▶ Since that time these codes have been amended twice through a national governmental consensus process. This action has resulted in the publication of the 2009 and 2012 International Codes.
- ▶ State law currently requires contractors working in the unincorporated areas to be in compliance with both the 2009 International Energy & Mechanical code, and the 2011 National Electric Code (NEC)
- ▶ Local contractors expressed concerns regarding the updated codes, they requested the city examine the codes and provide training to bring contractors up to date and provide uniformity.



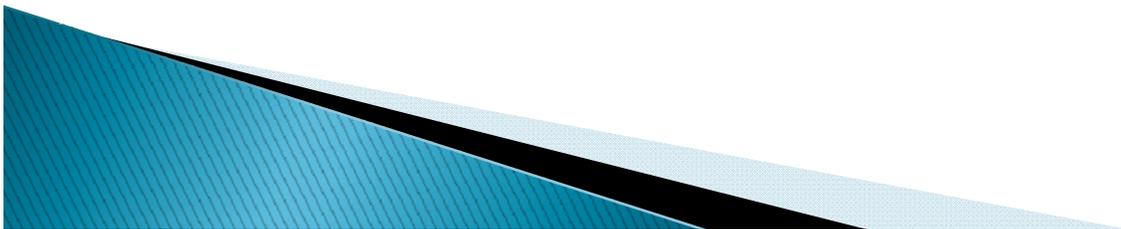
Background Cont.

- ▶ The City of Amarillo began the process of reviewing the more up to date codes.
- ▶ Construction Advisory and Appeals Board has been meeting most Thursdays since August 2011
- ▶ There has been numerous educational sessions and over 51 meetings with various community groups.



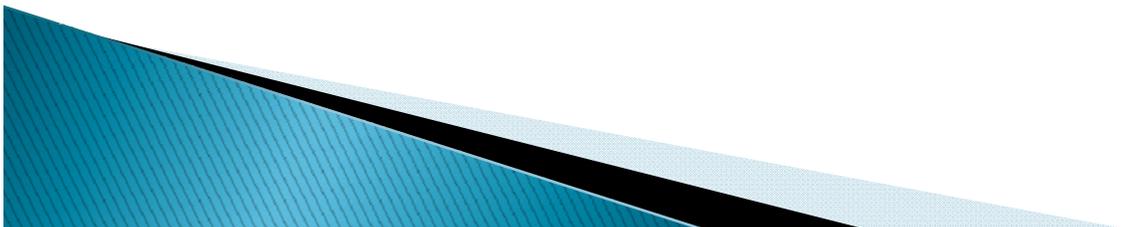
Common Concerns

- ▶ Strong support from local trade associations to bolster code enforcement, providing consistency, ensuring unnecessary provisions are not included in the code.
- ▶ Local contractor groups have requested the city do a better job of ensuring consistent enforcement of rules



Common Concerns, Cont'

- ▶ Improved contractor registration/licensing requirements at local level. Local trade associations are requesting contractors liability insurance requirements be increased and more stringent requirements to perform work as a “licensed” contractor in Amarillo.



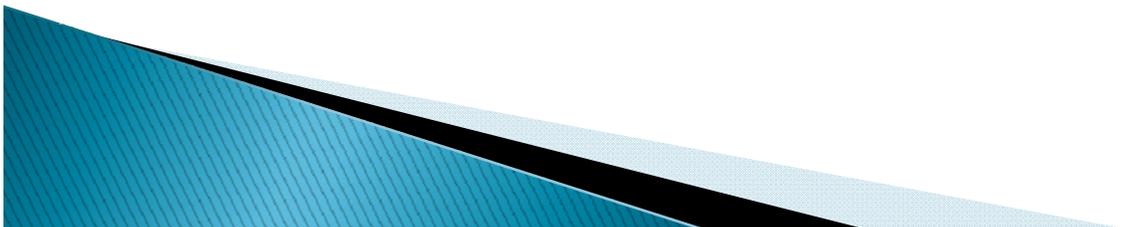
Common Concerns

- ▶ Various code items may impact local cost, procedures or resources.
- ▶ New home construction will substantially change to make necessary energy efficiency improvements
- ▶ Changes in both State and Federal law impacting local construction.
 - Virginia Graeme Baker Swimming Pool Act (Federal)
 - Department of Energy/State Energy Conservation Office (Federal & State)
 - Department of Justice/Texas Accessibility Standards (Federal & State)



Essential Code Features

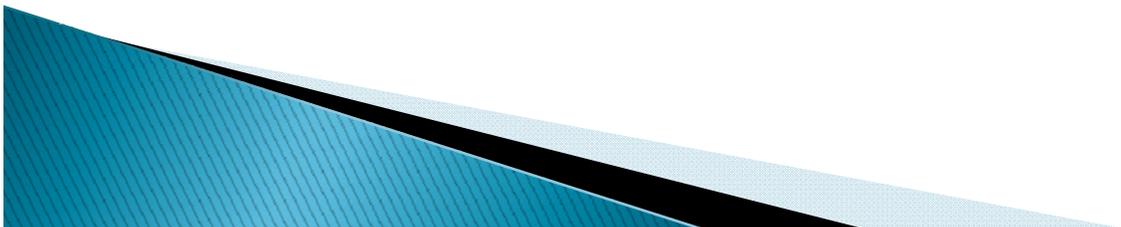
- ▶ Amarillo Municipal Code (law)
- ▶ 2012 International Building Code (Primary)
 - Reference to the other International Codes
 - Existing Buildings
 - Reorganized for consistency
 - Clarifications for changing trends in construction
 - International Code Council Changes
 - Green Building Code
 - Swimming Pool and Spa Code



Essential Code Features

▶ 2012 Residential Code

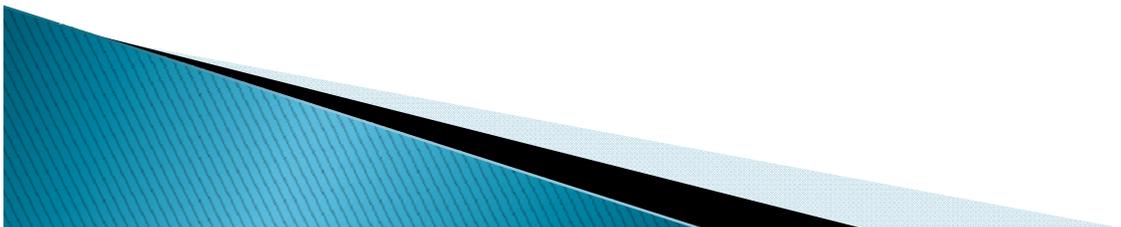
- Numerous allowances for use of new and innovative materials or methods of construction.
 - SIP panel construction now recognized
 - Townhouses are permitted a 1-hour common FRR wall
 - Wireless interconnected smoke alarm technology permitted
 - Precast concrete foundation systems
- Carbon Monoxide alarms required in homes having fuel fired appliances and in dwellings with attached garage.
- Doors between garage and residence requires self closing devices.
- Braced wall lines must be indicated on plans
- Steel lintels used for supporting brick require corrosion protection. Alternative method to support veneer up to 18' 3"
- Pan Flashing is required on window and door openings when not provided.
- Continuous roof flashing allowed at wall/roof intersection.
- Roof drip edge is now required for asphalt shingles



Essential Code Features

▶ International Energy Conservation Code

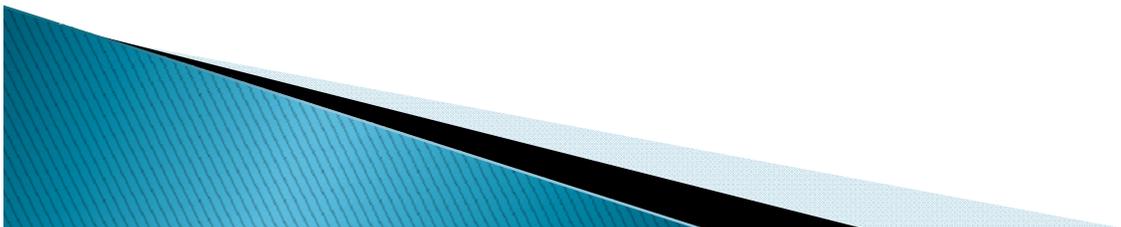
- Prescriptive provisions require minimum insulating values in exterior envelop of structures. In particular residential construction will require minimum of R-13 in the walls, R-38 in the attic, and R-5 foundation insulation.
- Exterior envelope requirements apply to attic access hatches, insulation and sealed.
- Recessed luminaries must be IC rated and sealed when penetrating exterior envelop.
- Permanent Energy certificate indicating the energy efficiency components posted in or on the electrical distribution panel.
- Heating / cooling duct work sealed, pressure tested to ensure efficacy
- Exterior envelope sealed blower door testing for tightness
- Digital, programmable thermostats.
- 75% of permanent installed fixtures to have compact florescent or other energy saving bulbs installed. (federal law banning the manufacture of normal incandescent bulbs by 2014)
- Pool heaters require automatic on-off controls, no standing pilots allowed, pool covers required on heated pools



Essential Code Features

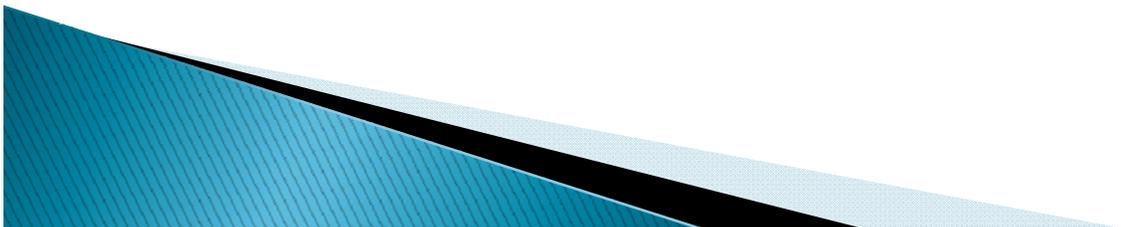
▶ 2012 Mechanical Code

- All pipe, tubing, and fittings must have certification and identification on product used.
- Requirements for approved means of preventing unauthorized access port caps on condensers.
- Relaxed requirements on support of ducts, ducts must be mechanically fastened, developed length increased from 25' to 35', permanent identification of developed length at dryer connection.
- Prescriptive requirements for whole-house ventilation systems, kitchen & bath considered local.
- Unconditioned attics spaces prohibited as source of outdoor or return air.
- Required use and submittal of ACCA Manual D, Manual J for proper sizing of duct and mechanical equipment.



Essential Code Features

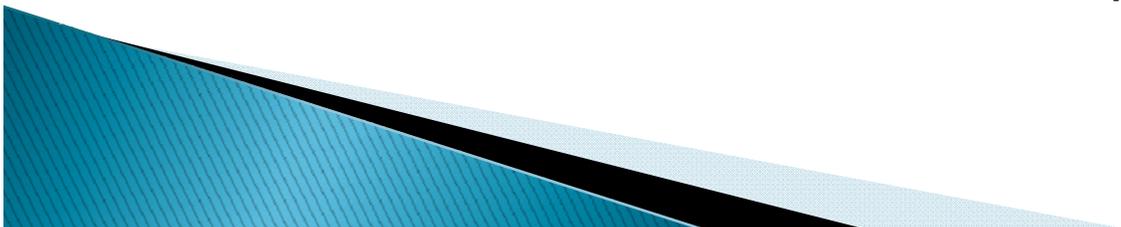
- ▶ 2012 Fuel Gas Code
 - Gas piping may not penetrate foundation below ground.
 - New illustrations for correct configuration of sediment trap.
 - Appliance connectors maximum length increased from 3' up to 6'
 - Kitchen wall cabinets must have 30" clearance above cook top. Reduced with use of listed appliances or insulating materials are installed.



Essential Code Features

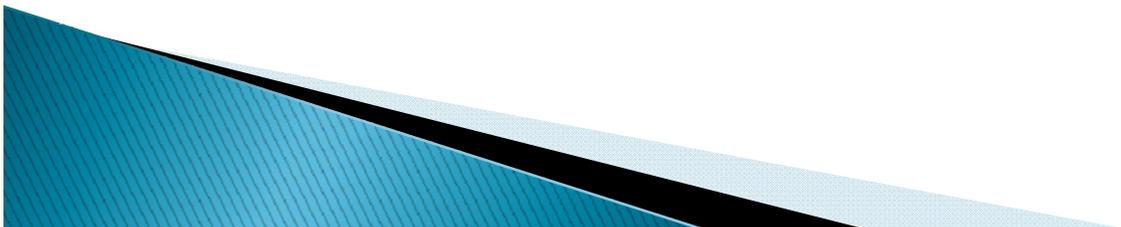
▶ 2012 Plumbing Code

- Air testing of DWV piping is not longer permitted
- Allows for code approved new and innovative materials
 - Waste connector and sealing gasket as alternative to floor flange-mounted WC
 - New liquid-applied shower liner material
 - Gray-water systems now recognized as part of the code
- Ejector discharge may now connect to soil and waste stack, horizontal branch drains in addition to sewer
- Alternative methods of drainage and venting systems
- Piping, fittings, & plumbing components require the identification of standard and manufacturer. All products listed by third party certification.
- Drains not permitted beneath fixed appliances or inaccessible area
- Tankless water heaters do not require pan.



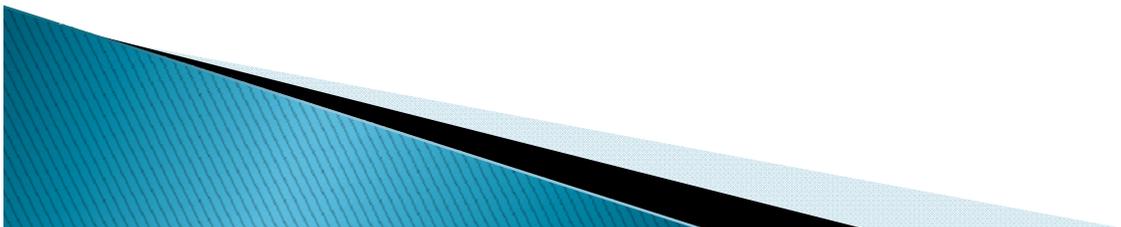
Essential Code Features

- ▶ 2011 National Electrical Code
 - Improved grounding & bonding language
 - Outdoor outlets required for any deck, porch, or balcony that is accessible from inside dwelling unit.
 - GFCI must be readily accessible.
 - When openings wired for fan, box must be listed for support of fan.
 - Switches controlling lighting must have grounded circuit conductor at the switch outlet.
 - Tamper-resistant receptacles required in new homes (2008 NEC) and is required in other occupancies when children frequent.
 - Receptacles behind access panels must be in direct view and within 1' of access opening.
 - Reduced cost of wiring homes by allowing use of 15-amp circuits and 14 gauge wire.
 - Potential of creating exemption of GFCI for dedicated circuits in SFR garages.



Input from Stakeholders

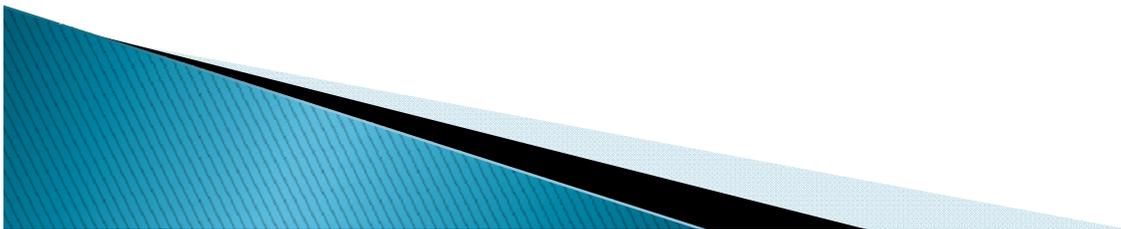
- ▶ Various stakeholder group discussions
 - Texas Panhandle Inspector Association
 - Texas Panhandle Builders Association
 - Plumbing Heating Cooling Contractor Association
 - Air Conditioning Contractors Association
 - Construction Specification Institute
 - Amarillo Roofing Contractors Association
 - Amarillo Area Electrical Contractors
 - Amarillo Swimming Pool Contractors



Conclusion

- ▶ Need for input from ALL stakeholders
- ▶ How do we provide safe, sustainable, quality structures for future generations to enjoy.
- ▶ How can you help?

Share your experiences, ideas, and thoughts....



Contact Us:

- ▶ *Stop by our office:*
Amarillo City Hall, 509 SE 7th Ave., Room 105
- ▶ *Call the Department of Building Safety:*
806-378-3041
- ▶ *Email us at:*
buildingsafety@amarillo.gov

Thank you!!

