

ORDINANCE NO. 2524

AN ORDINANCE OF THE CITY OF BRYAN, TEXAS, AMENDING CHAPTER 14, ARTICLE II “BUILDING CONSTRUCTION STANDARDS”, OF THE BRYAN CITY CODE; REPEALING 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL AND ADOPTING THE 2021 EDITION AND ADOPTING LOCAL AMENDMENTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE: FINDING AND DETERMINING THAT THE MEETING AT WHICH THE ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is the desire of the City Council for the City of Bryan, Texas to adopt the 2021 edition of the International Building Code, published by the International Code Council, as well as local amendments to same, and to repeal the 2015 edition currently in effect; and

WHEREAS, the adoption of additional local amendments to the code will facilitate proper inspection activities by the City of Bryan, Texas relating to the construction and maintenance of buildings within the corporate limits of the City and relating to public, health, safety and welfare; and

WHEREAS, the City of Bryan’s Board of Adjustment and Appeals recommended approving the adoption of the 2021 edition of the International Building Code with local amendments during a public meeting held on October 4, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:

1.

That Chapter 14, Article II, “Building Construction Standards” is amended to read as follows:

ARTICLE II. – BUILDING CONSTRUCTION STANDARDS

Sec. 14-19. - International Building Code adopted by reference.

(a) The International Building Code, 2021 Edition, with appendix "A", "C", "G", "I", “J” "K", “N”, and “O” published by the International Code Council (the "International Building Code") is adopted and incorporated by reference into this section as if set out at length herein with deletions and amendments contained in subsection (b) of this section and in section 14-20 (local amendments to the building code). From the date on which this section shall take effect, the provisions contained therein shall be controlling in the construction of all buildings and other structures within the corporate limits of the city.

(b) The following provisions of the 2021 International Building Code are deleted:

Section 101.4.4 (Property maintenance).

Section 1004.5.1 (Increased occupant load).

Appendix A, Section A101.2 (Chief inspector).

Appendix A, Section A101.4 (Termination of employment).

- (c) The city secretary shall retain a copy of the amendments to the 2021 International Building Code, with the official ordinances of the city. A copy of the 2021 International Building Code shall be maintained on file by the chief building official.

Sec. 14-20. - Amendments to code.

The building code adopted by section 14-19(a) is amended to add the following provisions as local amendments:

Section 101.4.3 (Plumbing) is amended by deleting the reference to the "International Private Sewage Disposal Code" and replacing with the "Brazos County OSSF Requirements," ON-SITE SEWAGE FACILITY.

Section 102.6 (Existing structures) is amended by deleting the reference to the "International Property Maintenance Code" and replacing with the "City of Bryan Code of Ordinances."

Section 103 (Code Compliance Agency) is amended by deleting "Code Compliance Agency" and replacing with "The Building Services Division of the Development Services Department."

Section 103.1 (Creation of enforcement agency) is amended by deleting "Department of Building Safety" and replacing with "The Division of Building Services."

Section 103.3 (Deputies) is amended by deleting the reference to the "International Property Maintenance Code" and replacing with the "City of Bryan Code of Ordinances."

Section 105 (Permits) is amended by adding section 105.1.3 to read as follows:

105.1.3 Registration of contractors. It shall be the duty of every individual who makes contracts to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, and every individual making such contracts and subletting the same or any part thereof, to first register with the chief building official, giving full name, residence, name and place of business, and in case of removal from one place to another to have made corresponding change to the chief building official. Registration fee shall be as set by the city council by resolution.

Exception: Homestead permits as provided for in section R105.2.4, International Residential Code.

General contractors/homebuilders/remodelers. General contractors/homebuilders/remodelers shall register with the city and submit certificates of insurance made to City of Bryan. A certificate of insurance shall:

1. Be written by a company licensed to do business in the State of Texas
2. Provide for general liability insurance coverage for the builder for property damage or bodily injury;
3. Be in a coverage amount of not less than \$300,000.00 for all claims arising in any one-year period.

Plumbing contractors. Plumbing contractors shall be licensed as prescribed by the state and shall register their license with the city before a plumbing permit is issued by the city.

Air conditioning, refrigeration and heating contractors. Air conditioning, refrigeration and heating contractors shall be licensed by the state and shall register their license with the city before a mechanical permit is issued by the city.

Licensed irrigators. Irrigation contractors shall be licensed irrigators by the state and shall register their license with the city before a lawn irrigation permit is issued by the city.

Electrical contractors. Electrical contractors shall be licensed by the state or city and shall register their license with the city before an electrical permit is issued by the city.

Electrical sign contractors. Electrical sign contractors shall be licensed by the state or the city and shall register their licenses with the city before a permit is issued.

Before any license is registered with the city, the applicant shall have adequate insurance coverage for general liability as provided for by state law for the respective trade.

Section 105.2 (Work exempt from permit) is amended by deleting the existing text under item number 1 and replacing with "Premanufactured playground equipment" and adding the following under "Electrical":

Electrical:

Replacing fuses. No permit shall be required for replacing fuses of like rating.

Replacing flush or snap switches. No permit shall be required for replacing flush or snap switches, receptacles, lamp sockets, the installation of lamps, or minor repairs on permanently connected electrical appliances.

Conveying signals. No permit shall be required for the installation, maintenance or alteration of wiring, poles and down guys, apparatus, devices, appliances or equipment for telegraph, telephone, signal service or central station protective service used in conveying signals or intelligence, except where electrical work is done on the primary side of the source of power at a voltage over 50 volts and of more than 500 watts.

Wiring by electric public service company. No permit shall be required for the installation, maintenance or alteration of electric wiring, apparatus devices, appliances or equipment to be installed by an electric public service company for the use of such company in the generation, transmission, distribution, sale or utilization of electrical energy. However, an electric public service company shall not do any wiring on a customer's distribution system, including metering equipment wherever located and transformer vaults in which customer's transformers are located, nor shall any of its employees do any work other than done for said company as hereinbefore provided for by virtue of this exception.

Temporary wiring. No permit shall be required for the installation of temporary wiring, apparatus, devices, appliances or equipment used by a recognized electrical training school or college.

Railway crossing signal devices. No permit shall be required for the installation and maintenance of railway crossing signal devices, when such is performed by due authority of the railroad and in accordance with the standards of the American Railroad Association, and in collaboration with and approval of the city.

Section 105 (Permits) is amended by adding section 10 to read as follows:

105.1.3 (City of Bryan Building Moving Permit) is added and adopted with the following requirements:

105.1.3. City of Bryan Building Moving Permit. Prior to issuance of a Building Moving Permit and prior to a structure being detached from its existing foundation, the following is required: (1) The structure must be inspected by a city building inspector if located in Brazos County or by an approved licensed or certified third party inspector (subject to approval by the building official), (2) A Building Permit must be obtained along with site plan approval on where the structure will be moved to, (3) A site survey is submitted for the property the structure is being moved to, (4) The moving contractor must be a registered contractor with the city and provide proof of and maintain the following: \$300,000 in commercial liability insurance, a \$25,000 compliance bond, and commercial auto insurance of \$500,000 per vehicle (used in permitted movement activities). (5) An asbestos survey is required to be submitted for all commercial structures or those to be used for commercial prior to moving per state law. (6) A demolition permit has been issued and the plumbing sewer capped for the existing lot/location that the structure currently sits on (if located within the City of Bryan). (7) Texas Department of Transportation approval has been obtained for moving any structure on a state owned road, highway, or interstate.

The following types of structures require a City of Bryan Building Moving Permit (per above requirements) prior to detaching the structure from its foundation and relocating to or within the City of Bryan:

1. Site Built Residential: All site built residential structures including accessory storage structures that exceed either 14' in loaded width or 40' in loaded length.
2. Site Built Commercial: All site built commercial structures including accessory storage buildings (an asbestos survey is required to be submitted for all commercial structures or those to be used for commercial prior to moving).
3. Portable Residential Storage Buildings: Portable residential buildings (barns, sheds, storage buildings, etc.) that exceed either 14' in loaded width or 40' in loaded length.

In addition, the following types of structures are exempt from having to obtain a Building Moving Permit:

1. Manufactured Homes - HUD Code (Manufactured on or after June 15, 1976).
2. Mobile Homes - Pre-HUD Code (Manufactured prior to June 15, 1976) can only be moved out of city and if structurally sound (non-structural sound structures should be demolished in place)
3. Industrialized Modular Homes or Buildings

4. Educational Buildings owned or purchased by Bryan ISD, City or County Government, or Public/Private/Church School.

The exemptions from obtaining a City of Bryan Building Moving permit does not exempt any state requirements, contractor registration requirements, insurance requirements, asbestos surveys, or obtaining a building permit and site plan approval prior to moving a structure.

General Moving Requirements:

- (A) All building moving activities for which a permit is required require pre-approval of the movement route by various City agencies and franchise utility companies. Coordination of these approvals is the responsibility of the applicant. Refer to the City of Bryan Building Moving Application.
- (B) A Bryan Police Department Escort is required in order to move a non-exempt building on the streets of the City of Bryan. Applicant is responsible for separate fees and coordination of this with the Police Department and by contacting the Police Department separately from this permit.
- (C) Buildings that remain detached from their foundations either on an existing lot or on the new location for more than (60) days, either in preparation for a move or subsequent to a move, or after being moved are deemed "public nuisances and a dangerous structure" and in violation of the law. An exception to this is planned, temporary location and approval by the building official.
- (D) Moving Contractors shall coordinate with the appropriate department, agency or franchise utility company with regard to the repair of any damage to public improvements incurred during demolition and building movement activities, including, but not limited to, street surfaces, curb and gutter, sidewalks, driveway approaches, utility lines, sign post, traffic signals, street signs, destination signs, and drainage structures along the moving route.
- (E) Moving contractors are responsible for providing proper and adequate safeguards for the public, employees and adjoining property during demolition, movement and lot clearing activities, including compliance with Section 3303 of the Building Code and obtaining street barricade permits where necessary for protection of/from vehicular traffic (Contact Traffic Engineering at (979)-209-5900).
- (F) The mover must coordinate with the appropriate utility companies to disconnect and make safe all sources of electricity, water, fuel gas and sanitary sewer prior to removal of any building. Sanitary sewer outlets must be capped per city police via demolition permit requirements. Electricity shall be disconnected at the transformer or through removal of the meter and sealing of the meter socket against unauthorized entry. Fuel gas shall be shut off at the meter.
- (G) Generally, any building moved within the City limits must be remodeled to conform to all current building, plumbing, mechanical, electrical and fire codes within 180 days of issuance of the building permit and must be installed on an engineered designed foundation.
- (H) All structures with crawl spaces have to meet the crawl space ventilation, height above grade, and access to be in compliance with requirements of the building or residential code.

(I) Fee for the City of Bryan Moving permit is assigned/set per permit fee resolution.

Section 105.3 (Application for permit) is amended by adding item number 8 at the end of said section as follows:

8. Copy of an Asbestos Survey as required by State of Texas for existing buildings.

Section 105 (Permits) is amended by adding Section 105.4 (Canceling Permits) to read as follows: permits may be canceled by the property owner, general contractor, or permitting licensed contractor for mechanical, electrical, and plumbing work by giving written notice to the inspection services division of the city. No other licensed contractor may permit a job when a licensed state contractor is required for mechanical, electrical, or plumbing work for 72 hours during which time no electrical, mechanical, or plumbing work shall be done.

Section 107.1 (Submittal documents) is amended to include the following at the end of the section and before the exception:

The design professional shall be an architect or engineer legally registered under the laws of the state and shall affix his or her official seal to said drawings, specifications and accompanying data for the following:

1. All group A, E and I occupancies.
2. Buildings or structures three stories or more high.
3. Buildings or structures 5,000 square feet or more in area.
4. Intermodal shipping containers, sea containers, recreational vehicles, trailers, or other structures not originally intended to be used as permanent or occupied structures and not covered by this code.
5. Pier and beam foundations or any other foundation system not meeting section 1907 as amended.
6. Group R-3 buildings, regardless of size.

Section 109.6 (Refunds) is amended by deleting the existing text in its entirety and replacing it with the following: The city manager or his or her designee is authorized to establish a refund policy.

110.5 (Inspection Request) is amended by replacing "building official" with "permit office of Development Services" and adding the following paragraph to the end of said section: Upon receipt of request for inspection for items that will be covered in future phases of construction the city inspectors shall perform the inspection within 48 workday hours unless other wise scheduled with permit holder, excluding weekends and holidays. Inspection reports by approved third parties for non "special inspections" and "special inspections" will only be accepted instead of a city inspection by written permission before the work is started. It is responsibility of the permit holder to provide safe access to the areas to be inspected by means of approved walkways and clean job sites.

110.6 (Approval Required) is amended by adding the following paragraph: Written approval or denial of inspections by city inspectors will be left in the form of “city inspection tags” at the permitted job site in a secure and accessible location provided by the permit holder. Permit holder is responsible for maintaining and keeping track of all inspection tags in a secure and accessible location during the course of construction and until the certificate of occupancy is issued. Permit holder is responsible for checking city inspection tags prior to calling or contacting the permit office for all required inspections and re-inspections. The city reserves the right to refuse to perform inspections due to poor site conditions and accessibility of the surrounding right of way/site/structure until such conditions are improved and safe access is provided by the permit holder.

Section 111.2 (Certificate issued) is amended by deleting: items numbered 4, 5, 7, and 10.

Section 114.4 (Violation penalties) is amended by deleting and replacing the penalty provision as follows: Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the chief building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by [section 1-14](#) of the Bryan Code.

Section 116.1 (Unsafe conditions) is amended by deleting the sentence "Unsafe structures shall be taken down and removed or made safe, as the chief building official deems necessary and as provided for in this section," and adding "Unsafe structures shall be taken down and removed or made safe, as the chief building official deems necessary and as provided for in article VIII."

Section 202 (General Definitions) amend and/or add definitions as follows:

(Occupancy Classification Assembly Group A-3) is amended to include "Tutorial Services."

(Ambulatory Care Facility) Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Procedures involving sedation
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

(Defend in Place) A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

(Fire Watch) A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the fire code official, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

(High-Piled Combustible Storage) Add a second paragraph to read as follows:

Any building classified as a group S Occupancy or Speculative Building exceeding 12,000sqft that has

a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified, a fire protection system and life safety features shall be installed as for Class IV commodities to the maximum pile height.

(Repair Garage) Add to definition: This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspection, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

(Townhouse) is amended by deleting the definition in its entirety and replacing with the following: A single family dwelling unit constructed in a group of attached units separated by property lines in which each unit extends a common rated fire wall from foundation to roof and with open space on at least two sides.

Section 303.1 (Assembly Group A) is amended to include tutorial services under A-3.

Section 402.2 Definitions is amended by adding the following term and definition at end of said section: Strip Retail or Office Building. (Also known as shopping plaza, shopping center, or office building, or office plaza) an open-air shopping or office building where the stores or office tenant spaces are arranged in a row and accessible with a sidewalk in front. Exterior entrances are located off the sidewalk to each tenant space.

Section 402.4.2.1 (Tenant Separations) is amended by adding the following at the end of said section:

Strip Retail and Office Buildings (See 402.2 Definitions) with more than one tenant space and with separate electrical services for each tenant shall be separated by at least a one hour rated fire partition wall complying with Section 708 from floor to roof deck or floor above if fire barriers and/or fire walls are not required by other sections.

Section 501.2 (Address identification) is amended by deleting the section in its entirety and adding the following:

505.1 Address identification.

- (a) An official address, assigned by the chief building official, or his or her designee, shall be provided and placed pursuant to this section in such a position as to be plainly legible and clearly visible from the public street or roadway fronting the property. All numbers used shall be Western Arabic Numerals (0,1,2,3,4,5,6,7,8,9). Wording or Roman numerals will not be acceptable. All address numbers shall be composed of a durable material and of a color that provides a contrast to the background itself. Durable materials used for the official address shall include, but not be limited to, wood, plastic, metal, weather resistant paint, weather resistant vinyl, or weather resistant material designed for outside use on a glass surface. Address numbers shall not be obstructed by landscaping, vegetation, or other permanent objects.
- (b) Addresses must be temporarily posted for a structure under construction, as soon as work commences on the property.

- (c) Residential Homes. Addresses placed pursuant to this section shall be a minimum of four (4) inches in height and stroke of no less than 0.5 inch. The official address shall be placed a minimum of three (3) feet and a maximum of twelve (12) feet in height measured from the ground level. Buildings or structures located more than fifty (50) feet from the street curb shall have an official address at least five (5) inches in height. Residential structures, which provide for rear vehicular access from a dedicated public alley, street or designated fire lane, shall conspicuously post an official address at least three (3) inches in height so that it is visible from the public alley, street or designated fire lane.
- (d) Single Commercial Structures. Addresses placed pursuant to this section shall be a minimum of four (4) inches in height and stroke of no less than 0.5 inch. The official address shall be placed a minimum of three (3) feet and a maximum of thirty (30) feet in height measured from the ground level. Buildings or structures located more than fifty (50) feet from the street curb shall have an official address at least five (5) inches in height. Single commercial structures, which provide for rear vehicular access from a dedicated public alley, street or designated fire lane, shall conspicuously post an official address at least 4 inches in height so that it is visible from the public alley, street or designated fire lane.
- (e) Commercial & Residential Building Complexes. A building complex composed of multiple buildings and/or multiple dwellings or units shall have an approved building and unit number plan. There may be a main address assigned with building and unit numbers or, if there is sufficient street frontage, each building, suite, or tenant, may also be assigned an official address number.
 - (1) Building Numbers. A complex with multiple buildings shall have a building number posted in a location that is plainly legible and clearly visible from the fire lane and access road. The building number shall be a minimum of 6 inches in height with a 1/2 inch stroke. If a building contains four (4) or more commercial or residential units, unit numbers shall be posted and maintained at each end of said building indicating the units contained therein. The residential unit numbers shall be at least four (4) inches in height and shall be permanently affixed to the outside of the building. Building and residential unit numbers shall be of a color that is in contrast to the background. If the residential unit numbers posted at one end of the building are clearly visible from a public street or private driveway, and the opposite end of the building is not visible from either a public street or a private driveway, residential unit numbers shall be required only on the end of the building that is clearly visible from the public street or private driveway. Building numbers should be externally or internally illuminated by a sufficient light source or made from material with a reflective finish. Please reference Exhibits A and B below:

Exhibit A



Exhibit B



- (2) Unit Numbers. Each suite or unit number shall be posted and maintained on or within 18 inches of the primary entrance to the unit, or such greater distance as the chief building official or fire marshal may approve. Posted suite or unit numbers must be a minimum 3 inches in height with a ¼ inch stroke. The unit number will follow the following standard:
 - i. first character/s will be the building number,
 - ii. second character/s will be the floor number,
 - iii. third character/s will be the individual space.
- (3) Commercial buildings with side or rear access in addition to the main entrance shall also display the business name and official address and suite number on each side or rear door with characters at least 3 inches in height.
- (4) The owner or manager of a building complex, which contain enclosed suites accessed from a main entrance door with individual entry doors located internally, shall submit, for approval by the chief building official or fire marshal, a diagram or floor plan of the entire complex, indicating the location and number of each unit or suite. When making a change in a business name or location, the owner or manager shall notify the chief building official and fire marshal in writing.
- (5) Two or more entrances are considered primary entrances if the person in control of the property so desires. Where two or more entrances are considered primary entrances, all numbers must be posted and maintained at each such entrance as though it were the only primary entrance. When required by the

chief building official or fire marshal, address numbers shall be provided in additional approved locations to facilitate emergency response.

- (f) **Manufactured/Mobile Home Parks.** Manufactured/mobile home parks shall be assigned a main property address based on the location of property frontage and driveway access from a public roadway. The owner of a manufactured/mobile home park shall submit a park addressing plan for approval by the chief building official and fire marshal, or their designee, which assigns lot numbers for individual units. Private street names are allowed within a park, but such street names shall not be used for addressing purposes, and addresses will be based on the main address and unit number. The main address assigned to the manufactured/mobile home park shall be posted in a location that is plainly legible and clearly visible from the fire lane and any access roads. Individual lot numbers must be located to the left, on the side of the structure that is facing the primary drive aisle or roadway. Lot numbers shall be a minimum of four (4) inches in height and stroke of no less than 0.5 inch. Lot numbers shall be placed a minimum of three (3) feet in height measured from ground level. Please reference Exhibit C below:

Exhibit C



Section 708.4 (Continuity) Exception #4 is amended to add "When the building is fire sprinklered...." at the beginning of the first sentence.

Sections 901 is amended by adding 901.6.4 (False Alarms and Nuisance Alarms)

Section 901.6.4 (False Alarms and Nuisance Alarms) False alarms and nuisance alarms shall not be given, signaled, or transmitted or caused or permitted to be given, signaled, or transmitted in any manner.

Section 901.7 (Systems Out of Service). Change to read as follows: Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the fire code official shall be notified immediately and, where... (Remaining text unchanged)

Section 903.2 (Where required) is amended by adding the following text at the end of said section:

In addition to the requirements of this section, an automatic sprinkler system shall be provided throughout all new buildings and structures as follows:

1. Where the fire area exceeds 12,000 square feet (1115 m²).
2. Where the height exceeds two stories, regardless of area.

Section 903.2.4 (Group F-1) is amended by replacing "three" with "two" in item "2."

Section 903.2.7 (Group M) is amended by replacing "three" with "two" in item "2."

Section 903.2.8 (Group R) is amended by adding the following exception:

Exceptions:

1. Boarding houses (transient), rooming houses (transient), bed and breakfast inns and other similar occupancies (not including hotels or motels) containing not more than four guest rooms for which rent is paid and that are occupied by transient guests only.

Section 903.2.9 (Group S-1) is amended by replacing "three" with "two" in item "2."

Section 903.2.11 (Specific Buildings Areas and Hazards) add Section 903.2.11.7 (High-Piled Combustible Storage) and 903.2.11.8 (Spray Booths and Rooms).

Section 903.2.11.7 (High-Piled Combustible Storage) Any building with a clear height exceeding 12 feet, see Chapter 32 to determine if those provisions apply. Any building classified as a group S Occupancy or Speculative Building exceeding 12,000sqft that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified, a fire protection system and life safety features shall be installed as for Class IV commodities to the maximum pile height.

903.2.11.8 (Spray Booths and Rooms) New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system. Once identified a property will be allowed a year to make the necessary improvements.

Section 903.4.2 (Alarms) Add a second paragraph to read as follows: The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 1101.2 (Design) is amended by adding the following text to the end of said section:

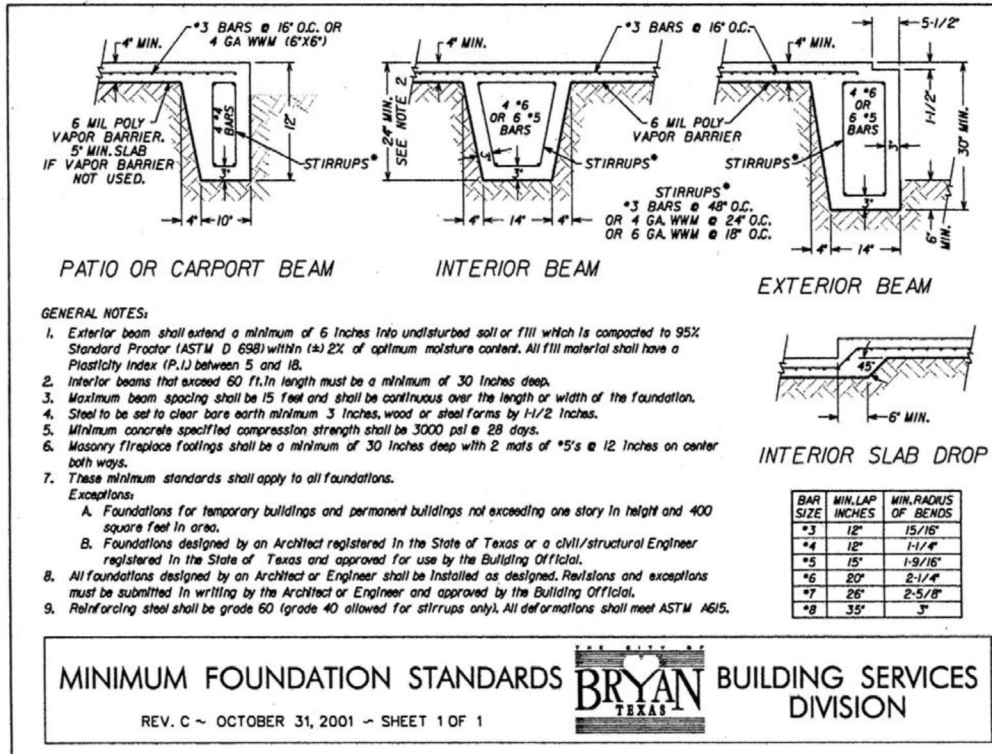
All buildings governed by Texas Department of Licensing and Regulations will take precedence over this code or ICC/ANSI A117.1.

Section 1612.3 (Establishment of flood hazard areas) is amended by inserting "Brazos County" for name of jurisdiction and "July 2, 1992" for the date of issuance.

Section 1705.13.7 Storage Racks. This section is amended to add the following text at the end of said section:

All buildings with steel storage racks that are 8' or higher will be required to have a Texas licensed structural engineer involved in the design for storage racks and special inspections of the rack system per this section and Table 1705.13.7.

Section 1907 (Minimum slab provisions) shall be amended by adding section 1907.2 to read as follows: "All foundations shall comply with the minimum foundation standard as shown in Figure 1."



Section 2903.3.6 Door Locking is amended by adding the following sentence to end of section: Unisex restrooms and toilet partitions are required to be provided with an approved door lock.

Section 3115 Intermodal Shipping Containers is amended by adding Section 3115.2 to read as follows:

All Intermodal Shipping Containers located in the city and used as permanent structures shall meet all applicable city adopted codes and ordinances for all building/electrical/mechanical/plumbing/fuel gas/accessibility codes, zoning ordinances, site plan requirements, flood ordinances, etc.

Section 3301.2 Storage and placement is amended by adding the following sentence:

Construction and building materials shall not be placed or stored in city right of way, on adjacent property not associated with the permit, on city streets, or on city sidewalks.

Section 3310.1 Stairways required is amended by deleting the first sentence and replacing with the following:

All multistory structures under construction shall have a temporary or permanent stairway provided complying with this code or OSHA requirements to allow access to upper floors during construction and for city inspections.

Section 3305 Sanitary is amended by adding Section 3305.2 to read as follows:

3305.2 Portable Toilets. Portable toilets located on a construction site shall comply with Section 311 of the 2021 International Plumbing Code and the following:

1. Portable toilets shall be located on private property (within property lines of the property that is under construction.
2. Portable toilets shall not be placed in the city right of way, in the street, in easements, on or near storm sewer inlets, sidewalks in right of way, driveway approaches in right of way, etc.
3. Portable toilets shall be kept cleaned and maintained by permit holder.
4. Overturned toilets need to be up righted with any spillage cleaned up within 24 hours by permit holder.

Secs. 14-21—14-45. - Reserved.

2.

That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

3.

The Code of the City of Bryan, Texas, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

4.

Should any section, paragraph, sentence, clause, phrase or word of this Ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby and to this end the provisions of this Ordinance are declared to be severable.

5.

It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public, as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of time, place and purpose of said meeting was given.

6.

It is the intention of the City Council that this Ordinance shall become a part of the Code of the City of Bryan, Texas, and it may be renumbered and codified therein accordingly.

7.

That the City Secretary is directed to publish this Ordinance in a newspaper of general circulation in the City of Bryan in accordance with the provisions of Section 9 of the City Charter, which publication shall be sufficient if it contains the title, penalty, and effective date of this Ordinance.

8.

This Ordinance will be effective from and after its final passage and publication as required by law. The effective date of this Ordinance will be January 1, 2022.

PASSED, ADOPTED, AND APPROVED after the first and only reading on the 9th day of November, 2021, at a regular meeting of City Council of the City of Bryan, Texas, by a vote of 6 yeses and 0 noes.

ATTEST:

Mary L. Stratta

Mary Lynne Stratta, City Secretary

CITY OF BRYAN:

Andrew Nelson

Andrew Nelson, Mayor

APPROVED AS TO FORM:

Thomas A. Leeper

Thomas A. Leeper, Interim City Attorney

