

# ABILENE EXISTING BUILDING CODE PAMPHLET



**TO BE USED IN CONJUNCTION WITH THE 2012  
INTERNATIONAL EXISTING BUILDING CODE**

This booklet is to be used in conjunction with the *2012 International Existing Building Code*, published by the International Code Council, Inc. This pamphlet and the *2012 International Existing Building Code* comprise the Existing Building Code for the City of Abilene, Texas.

This code was adopted by the City Council on **July 24, 2014** Ordinance No. **42-2014** of the Municipal Code, with an effective date of **August 26, 2014**.

**TELEPHONE**

Building Inspections .....(325) 676-6232/676-6273  
Building Inspectors .....(325) 676-6275/676-6353

**FAX NUMBER**

(325) 676-6288

**WEBSITE**

<http://www.abilenetx.com/BuildingInspection>

**E-MAIL**

[BuildingPermits@abilenetx.com](mailto:BuildingPermits@abilenetx.com)

**BUILDING INSPECTIONS**  
**555 Walnut St, Room 100**  
**Abilene, Texas 79601**

The following Chapters of the *2012 International Existing Building Code*, are adopted in their entirety:

Chapters 2, 3, 5, 9, 15, 16

## TABLE OF CONTENTS

CHAPTER 1 SCOPE AND ADMINISTRATION .....	1
CHAPTER 2 – DEFINITIONS .....	No Amendments
CHAPTER 3 – COMPLIANCE METHOD .....	No Amendments
CHAPTER 4 – PRESCRIPTIVE COMPLIANCE METHOD .....	5
CHAPTER 5 – CLASSIFICATION OF WORK .....	No Amendments
CHAPTER 6 – REPAIRS .....	5
CHAPTER 7 – ALTERATIONS – LEVEL 1 .....	6
CHAPTER 8 – ALTERATIONS – LEVEL 2 .....	6
CHAPTER 9 – ALTERATIONS – LEVEL 3 .....	No Amendments
CHAPTER 10 – CHANGE OF OCCUPANCY .....	6
CHAPTER 11 – ADDITIONS .....	6
CHAPTER 12 – HISTORIC BUILDINGS .....	7
CHAPTER 13 – RELOCATED OR MOVED BUILDINGS .....	7
CHAPTER 14 – PERFORMANCE COMPLIANCE METHODS .....	7
CHAPTER 15 – CONSTRUCTION SAFEGUARDS .....	No Amendments
CHAPTER 16 – REFERENCED STANDARDS .....	No Amendments

## APPENDIX A – FEE SCHEDULE

# ABILENE EXISTING BUILDING CODE

Adopt the *2012 International Existing Building Code* in its entirety, with the following amendments:

## CHAPTER 1 SCOPE AND ADMINISTRATION

### Section 101 General

**101.1 Title.** *{Amend to read as follows.}* These regulations shall be known as the *Existing Building Code* of the City of Abilene, Texas, hereinafter referred to as “this code”.

**101.4.2 Building previously occupied.** *{Amend to read as follows.}* The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code*, or the *City of Abilene Code of Ordinances Minimum Standards for Buildings and Structures Division*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

### Section 102 Applicability

**102.4 Referenced codes and standards.** *{Add the following sentence to end of paragraph.}* In all cases, local amendments, as adopted, are part of the referenced code. (All references to the electrical code will be amended to the City of Abilene Electrical Code.)

*{Amend Section 103 heading as follows.}*

### Section 103 Department of Building Inspection

**103.1 Creation of enforcement agency.** *{Amend to read as follows.}* The department of building inspection is hereby created and the official in charge thereof shall be known as the building official. *{Add the following sentence.}* All references in this code to the “code official” shall mean the “building official”.

**Section 105**  
**Permits**

**105.1.1 Annual permit.** *{Delete in its entirety.}*

**105.1.2 Annual permit records.** *{Delete in its entirety.}*

**105.2 Work exempt from permit.** *{Amend as follows.}*

**Building:**

*{Add the following to end of paragraph.}*

7. When reroofing 5 squares or less.

**105.7 Placement of permit.** *{Delete in its entirety and insert the following.}*

**105.7 Inspection record card.** A visible address is to be posted at the job site at the front entrance, adjacent to the permit building card. The address numbers must be a minimum 3” high. The permit card and address sign are to be posted and visible for all inspections throughout construction of the project. The inspection card shall be protected from the elements.

*{Add the following subsections.}*

**105.8 Trash and debris Containment.** It is the responsibility of each permit holder to make provisions for the containment of building materials, construction debris, and all other trash and debris generated within the property boundaries. The particular method, which may include, but is not limited to, refuse container, roll-offs, fenced areas or other types of wire enclosures, shall be specified by the applicant prior to obtaining a building permit. The applicant may specify City of Abilene container service, if available, provided it is a container assigned for use at the particular job site. Said container may only be used for materials for which it is suitable, as determined by the Solid Waste Services Division or as specified by the Abilene City Code. Said container shall be of adequate size and shall be of sufficient capacity for debris at each stage of construction. Blowing trash, paper, building materials packaging, and other construction site related debris, allowed to collect or accumulate outside the property boundaries for which a permit has been issued, in other than an approved container, shall constitute a violation of this section of the City of Abilene Code. Such violations shall be subject to enforcement provisions as provided for in the Building Code, including stop work order, revocation of permit and fine.

**105.9 Bonds.** Any person desiring to engage in the business of a general contractor, roofing contractor, or engage in the business of altering, repairing, construction, demolishing, or moving houses or buildings, or any construction work generally followed by building contractors in the City, shall first file with the building official, a surety bond in the penal sum of \$25,000, payable to the City and conditioned on a faithful performance of all of the provisions and regulations of the building code, this chapter, and all other ordinances of the City, and the surety of such bond shall be a company authorized to transact business in the State of Texas. In the event the City has filed on the contractor’s bond within the past 3 years, the bond shall increase to the penal sum of \$75,000.

**105.10 Contractor’s registration required.** All contractors shall first file with the building official of the City of Abilene as a registered contractor, as per Section 8-161 of the Municipal Code, Article IV, Licenses and Registration.

**Section 106**  
**Construction Documents**

**106.1 General.** *{Delete the 2<sup>nd</sup> sentence and insert the following.}* ... The construction documents shall be prepared by a registered design professional in accordance with the **State of Texas Board of Architectural Examiners, Title 6, Subtitle B, Chapter 1051, Texas Statute, Occupation Code**, and the **Texas Engineering Practice Act, Title 6, Subtitle A, Chapter 1001, Texas Statute, Occupation Code**. In addition, buildings with clear spans exceeding 24 feet shall have the foundation and structural members designed by a professional engineer. *{The remainder of paragraph remains the same.}*

**106.3 Examination of documents.** *{Add the following sentence to the end of the paragraph.}* The structural plans may be accepted and approved without detailed plan review when affixed with the seal of a Texas State Licensed Professional Engineer.

**106.5 Retention of construction documents.** *{Delete in its entirety and insert the following.}* One set of approved plans, specifications, and computations shall be retained by the building official, in accordance with the City of Abilene Record Retention Plan; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

**Section 108**  
**Fees**

*{Add the following new subsection:}*

**108.1.1 Charge Account.**

Permits may be obtained by charge account with the following restrictions:

- (a) A deposit of \$500.00 shall be made by the applicant to the City of Abilene.
- (b) The deposit is security for the account and shall not be applied to the account of the applicant.
- (c) Every applicant shall be billed each month for the total balance of his account and a written list of permits shall be identified on the invoice.
- (d) All accounts shall be payable within 10 days after the billing date; any account not paid within 10 days, upon notice from the Accounting Department to the Building Inspection Department, shall not be eligible for further issuance of permits. Failure to pay said account will result in the applicant's deposit being forfeited to the City of Abilene. Charging privileges are therefore revoked, and a new deposit along with payment of all bills due to the city of Abilene, must be paid before any additional charges are permitted.

**108.2 Schedule of permit fees.** *{Add the following at end of paragraph.}*

Fees for building permits are set by Abilene City Council Resolution. Appendix A references approved fees at the time of adoption of this Code. Fees published in this document are subject to change by Council action.

**108.4 Work commencing before permit issuance. *{Add following at end of paragraph.}***

The investigation fee for work done without a permit shall be equal to the amount of permit fee required by this Code; however, subsequent work commenced without obtaining a permit within 12 months of the previous violation shall be assessed a ten times fee for re-roofing, plumbing, mechanical, electrical and irrigation work.

**108.6 Refunds. *{Delete in its entirety and insert the following.}*** The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

**Section 110  
Certificate of Occupancy**

**110.3 Temporary occupancy. *{Add the following at the end of the paragraph.}***

Fees as set by City Council resolution for temporary occupancy certificates shall be paid prior to the inspection. The contractor or owner shall submit a letter identifying any outstanding items to be completed and designating the date of completion.

**Section 112  
Board of Appeals**

*{Delete in its entirety and add the following.}*

**112.1 General.** The “Board of Building Standards”, as established in Chapter 8, Sec. 8-361, et seq., of the City Code of the City of Abilene, is charged with hearing appeals from any decision of the building official concerning the Building Code. Any reference to the Board of Appeals in the Building Code shall be construed to mean the Board of Building Standards, as established in Chapter 8, Sec. 8-361 et seq., of the Abilene City Code. In the event the Board should be of the opinion that any provision or provisions of this code be amended, it shall make such recommendation to the City Council for consideration.



**Section 113  
Violations**

**113.3 Prosecution of violation.** *{Amend to read as follows.}* If the notice of violation is not complied with promptly, the building official, or his/her deputy, is authorized to issue citations, or to request the legal counsel ...*{The remainder of paragraph remains the same.}*

**113.4 Violation penalties.** *{Add at the end of the paragraph.}*

Any such violation shall be a Class C Misdemeanor and upon conviction thereof, shall be punishable by a fine, not to exceed \$500. Each day a violation of any of the provisions of this Code is committed, or each day any such violation continues, shall constitute a separate offense and shall be subject to prosecution as stated above.

**Section 114  
Stop Work Order**

*{Add the following subsection.}*

**114.2.1 Construction debris.** Whenever work is being done that is authorized by a permit and construction debris from that work is not confined to the property on which the work is located, and blowing trash is not confined in an approved container, as specified in Section 105.8, the building official or his representative may order the work stopped.

**CHAPTER 4  
PRESCRIPTIVE COMPLIANCE METHOD**

**Section 410  
Accessibility for Existing Buildings**

*{Delete section 410 in its entirety and amend as follows:}*

**410.1 General.** Accessibility shall be in accordance with the Texas Accessibility Standards.

**CHAPTER 6  
REPAIRS**

**Section 605  
Accessibility**

**605.1 General.** *{Delete in its entirety and add the following.}*

Accessibility shall be in accordance with the Texas Accessibility Standards.

**CHAPTER 7  
ALTERATIONS – LEVEL 1**

**Section 705  
Accessibility**

**705.1 General.** *{Delete section 705 in its entirety and add the following.}*  
Accessibility shall be in accordance with the Texas Accessibility Standards.

**CHAPTER 8  
ALTERATIONS – LEVEL 2**

**Section 806  
Accessibility**

**806.1 General.** *{Delete section 806 in its entirety and add the following.}*  
Accessibility shall be in accordance with the Texas Accessibility Standards.

**CHAPTER 10  
CHANGE OF OCCUPANCY**

**Section 1012  
Change of Occupancy Classification**

**1012.8 Accessibility.** *{Delete section 1012.8 and all subsections and add the following.}*  
Accessibility shall be in accordance with the Texas Accessibility Standards.

**CHAPTER 11  
ADDITIONS**

**Section 1105  
Accessibility**

**1105.1 Minimum requirements.** *{Delete in its entirety and add the following.}*  
Accessibility shall be in accordance with the Texas Accessibility Standards.

## CHAPTER 12 HISTORIC BUILDINGS

### Section 1204 Alterations

**1204.1 Accessibility requirements.** *{Delete section 1204.1 and all subsections and add the following.}*

Accessibility shall be in accordance with the Texas Accessibility Standards.

### Section 1205 Change of Occupancy

**1205.15 Accessibility requirements.** *{Delete in its entirety and add the following.}*  
Accessibility shall be in accordance with the Texas Accessibility Standards.

## CHAPTER 13 RELOCATED OR MOVED BUILDINGS

### Section 1301 General

**1301.2 Conformance.** *{Amend the first sentence to read as follows.}* The building shall be safe for human occupancy as determined by the *International Fire Code* and the *City of Abilene Code of Ordinances Minimum Standards for Buildings and Structures Division*.

## Chapter 14 PERFORMANCE COMPLIANCE METHODS

**1401.2 Applicability.** *{Amend the first sentence as follows:}*

Structures existing prior to July 31, 1913 in which there is work involving *additions, alterations or changes of occupancy* shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13.

### Section 1401 General

**1401.3.2 Compliance with other codes.** *{Amend to read as follows.}* Buildings that are evaluated in accordance with this section shall comply with the *International Fire Code* and the *City of Abilene Code of Ordinances Minimum Standards for Buildings and Structures Division*.

**APPENDIX A**

**CITY OF ABILENE**

**BUILDING PERMIT FEES**

Minimum Permit Fee	50.00
Reinspection Fee	75.00
Temporary Buildings	75.00
Demolition (Residential)	50.00
Demolition (1-Story Commercial Structures)	150.00
Demolition (Multi-Story Commercial Structures)	500.00
Residential New Construction & Additions (Enclosed Area)	.12 sq.ft.
Residential Carports & Storage Buildings (Under 500 sq. ft.)	.10 sq.ft.
Residential Garage Enclosures	100.00
Foundation Only	100.00
Mobile Home Permit	100.00
Swimming Pool or Spa (Per \$1,000 Worth of Valuation)	4.00
Certificate of Occupancy Inspection (Not Associated with Other Building Permit)	100.00
Address Fee Change	100.00
Plan Review Fee – 25% of the assessed permit fee payable upon submittal. 25% to be credited upon issuance of Building Permit	

**Building Permit Fees by Valuation**

Table A is used to assess fees for new commercial, commercial add-ons and alterations, residential alterations, apartments and buildings with four or more dwelling units per building, and satellite dishes and towers.

**TABLE A**

<b>Total Valuation</b>	<b>Fee</b>
< \$2,000	\$50.00
\$2,001 - \$50,000	\$50.00 for the first \$2,000 plus \$5.00 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 - \$500,000	\$290.00 for the first \$50,000 plus \$4.00 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 and up	\$2,090 for the first \$500,000 plus \$2.25 for each additional \$1,000, or fraction thereof

**HOUSE MOVING PERMIT FEES**

House Moving Permit	200.00
If passing under a Traffic Control Device, add	50.00
If a Traffic Control Device must be moved, add	150.00
Saturday, after hour, or holiday charge, add	160.00
The City will not approve moves on Sunday.	

**ROOFING PERMIT FEES**

Over Five (5) squares - \$.35 Per Square plus \$10.00	minimum of 50.00
Five (5) Squares or under	No Charge

**TOWERS AND SATELLITE DISHES**

Refer to Commercial Structures in Table A, Based on Fee by Value	minimum of 250.00
--	-------------------

**FENCES**

Over 7' high (\$3.00 per \$1,000 Worth of Valuation)	minimum of 50.00
--	------------------

**FIREPLACES**

\$3.00 Per \$1,000 Worth of Valuation	minimum of 50.00
---------------------------------------	------------------

**GRADING PERMIT FEES**

50 Cubic Yards or Less _____	\$20.00
51 to 100 Cubic Yards _____	\$22.50

101 to 1,000 Cubic Yards-**\$22.50** for the first 100 yards,  
plus **\$10.50** for each additional 100 cubic  
yards or fraction thereof.

1,001 to 10,000 cubic yards-**\$117.00** for the first 1,000 cubic  
yards, plus **\$9.00** for each additional 1,000 cubic  
yards, or fraction thereof.

10,001 to 100,000 cubic yards-**\$198.00** for the first 10,000  
cubic yards, plus **\$40.50** for each additional 10,000 cubic yards  
or fraction thereof.

**SWIMMING POOL CONTRACTOR FEES**

License Fee for Swimming Pool	\$100.00
Annual Renewal Fee for Swimming Pool Contractor	75.00
License Fee for Above Ground Pools & Spas Contractors	50.00
Annual Renewal Fee for Above Ground Pools & Spas Contractors	25.00
Annual Renewal Fee for Inactive Swimming Pool Contractor	25.00
Swimming Pool Construction Permit Fees (per \$1,000 worth of valuation)	4.00
Minimum Swimming Pool Construction Permit Fee	100.00

**OTHER INSPECTIONS AND FEES**

Inspections outside of normal business hours (Minimum Charge-two hours)	200.00
Special Request Inspections (Minimum Charge-one hour)	100.00
Board of Building Standards and Mechanical, Plumbing, Electrical, and Swimming Pool Board of Appeals request for hearing for alternate methods and materials	100.00
Contractor's Registration (annually, due by December 31 of each year)	65.00
Contractor's Registration Initial Set-up Fee	50.00
Stop Work Order Release Fee	125.00
Staged Occupancy Fee	150.00
Temporary Certificate of Occupancy	300.00
Extension Request for Temporary Certificate of Occupancy (per extension)	1000.00