

CITY OF GRAPEVINE
Chapter 7, Buildings and Construction,
Article I, Building Code

ARTICLE I. IN GENERAL

Sec. 7-1. Building code--Adopted.

There is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures that certain building code, known as the International Building Code, 2006 Edition. This article shall be known as the "Grapevine Building Code" and shall be cited as such. A copy of said code shall be filed in the office of the city secretary, and the same is hereby adopted and incorporated as if set out at length herein and the provisions thereof shall be controlling in the construction of all buildings and other structures, subject to all amendments thereof or superseding provisions contained in the following sections.

This code and its amendments shall not apply to one- and two-family dwellings and multifamily dwellings of not more than three stories with individual exits and property lines between dwelling units and their accessory buildings unless otherwise stated. Such structures shall be regulated by the current International Residential Code as adopted by the city.

(Ord. No. 71-5, § 1, 2-16-71; Ord. No. 74-35, 7-16-74; Ord. No. 80-13, § 1(b), 3-4-80; Ord. No. 87-07, § 1(A), 2-17-87; Ord. No. 92-17, § 1, 4-7-92; Ord. No. 98-21, § 1, 2-17-98; Ord. No. 2001-93, § 1A, 12-4-01; Ord. No. 2005-15, § 2, 3-1-05; Ord. No. 2007-36, § 2, 7-17-07)

Charter references: Authority to adopt building code, § 3.07(g).

Cross references: Dallas-Fort Worth Regional Airport building code, § 3-30; sign standards, App. A, § 9; sign standards, App. D, § 60.

Sec. 7-2. Same--Conflict with other regulations.

When any portion of this code conflicts with state law or any other code or ordinance adopted by the city, the most restrictive requirements shall apply.

When any provision in this code conflicts with any other provision in this code the most restrictive requirement shall apply.

All references made to electrical provisions shall be replaced with the words "electrical code adopted by the city."

All references to the International Building Code shall mean the building code adopted by the city.

All references to the International Plumbing Code shall mean the plumbing code adopted by the city.

All references to the International Mechanical Code shall mean the mechanical code adopted by the city.

All references to the International Residential Code shall mean the residential code adopted by the city.

All references to the International Energy Conservation Code shall mean the energy code and any amendments adopted by the city and/or state law.

All references to the existing International Existing Building Code shall be replaced with the words "existing building provisions of the construction codes adopted by the city."

All references to the International Fire Code shall be replaced with the words "fire code adopted by the city."

(Ord. No. 72-13, 3-7-72; Ord. No. 80-18, § 1, 3-18-80; Ord. No. 98-21, § 1, 2-17-98; Ord. No. 2005-15, § 2, 3-1-05)

Cross references: Certificate of compliance prior to utility connection, § 25-1; issuance, App. A, § 14.

Sec. 7-3. Same--Amendments.

[The building code herein adopted is specifically amended as follows:]

Section 101.1 Title is hereby amended to read as follows:

Section 101.1 Title. These regulations shall be known as the Building Code of the City of Grapevine, hereinafter referred to as "this code".

Section 101.2 Scope, Exception Number 2, is hereby deleted and replaced as follows:

Exceptions:

2. Existing buildings undergoing repair, alterations, or additions and change of occupancy shall comply with the existing building provisions of the construction codes adopted by the city.

Section 101.4.1 Electrical is hereby amended to read as follows:

Section 101.4.1 Electrical. The provisions of the Electrical Code adopted by the City shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 101.4.2 Gas is hereby amended to read as follows:

Section 101.4.2 Gas. The provisions of the Plumbing Code and/or Fuel Gas Code adopted by the City shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

Section 101.4.3 Mechanical is hereby amended to read as follows:

Section 101.4.3 Mechanical. The provisions of the Mechanical Code adopted by the City shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Section 101.4.4 Plumbing is hereby amended to read as follows:

Section 101.4.4 Plumbing. The provisions of the Plumbing Code adopted by the City shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

Section 101.4.5 Property maintenance is hereby amended to read as follows:

Section 101.4.5 Property maintenance. The provisions of the codes and ordinances adopted by the city or State Law if more restrictive, shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Section 101.4.6 Fire prevention is hereby amended to read as follows:

Section 101.4.6 Fire prevention. The provisions of the Fire Code and ordinances adopted by the City shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alternation or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

Section 101.4.7 Energy is hereby amended to read as follows:

Section 101.4.7 Energy. The provisions of the Energy Code adopted and/or enforced by the City, or as required by State Law, whichever is most restrictive shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 102, Applicability is hereby amended to read as follows:

Section 102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, other codes adopted by the city, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 103, Department of Building Safety is hereby amended to read as follows:

Section 103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

Section 105.1 Required is hereby amended to read as follows:

Section 105.1 Required. Any owner or authorized agent who intends 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, shall first make application to the building official and obtain the required permit. A separate permit for each building or structure shall be required. Signs are expressly regulated by this code.

Section 105.1.1 Annual permit is hereby deleted in its entirety.

Section 105.1.2 Annual permit records is hereby deleted in its entirety.

Section 105.2 Work exempt from permit is hereby amended to read as follows:

Section 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²) require permits, but are exempt from permit fees.
2. Oil derricks.
3. Retaining walls which are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and which are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) are installed entirely above ground.
9. Swings and other playground equipment.
10. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not

require additional support of Group R-3, as applicable in Section 101.2, and Group U occupancies.

11. Movable cases, counters and partitions not over 5 feet 9 inches (1,753 mm) in height.

{Remainder of section unchanged}

Section 105.3.2 Time limitation of application is hereby deleted and replaced as follows:

Section 105.3.2 Time limitation of application. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Section 105.5 Expiration is hereby deleted and replaced with the following:

Section 105.5 Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced and an inspection requested within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days or if more than 180 days pass between any two inspections of the building or work, including the final inspection. Inspections requested and/or performed on work which is not complete shall not constitute an inspection for the purposes of this section. In the event of an expired permit, before such work can be recommenced, and/or inspections requested, a new permit shall be first obtained to do so, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that not more than 30 days has passed since the permit expired. In order to renew action on a permit more than 30 days after expiration, the permittee shall pay a new full permit fee. The building official shall have the sole discretion, except as otherwise provided herein, to extend permits and inspection deadlines for projects of an unusually large scope. Any building or work subject to a permit which has expired for a period of more than 30 days shall be declared a nuisance in accordance with Chapter 7, Article II, and/or Chapter 12, Article VI of the Grapevine Code of Ordinances.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is

unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended nor renewed more than once.

Section 108.2 Schedule of permit fees is hereby amended to read as follows:

Section 108.2 Schedule of permit fees. For any work requiring a permit under the International Building Code, a fee for each permit shall be paid as required, in accordance with Table 1A, Building Permit Fees, attached hereto as Exhibit "A". Permit fees for work covered by other adopted codes and ordinances are described elsewhere in this chapter.

For new buildings and additions, the building valuations shall be determined by the Building Valuation Data Table, attached hereto as Exhibit "B", or the contract valuation, whichever is greater.

For interior alterations and remodels, the building valuation shall be determined by the contract valuation.

In all cases, it shall be the responsibility of the permit applicant to provide a copy of the construction contract, including the total project cost, to the Building Official upon request.

See Attached:[Exhibit A](#)

See Attached:[Exhibit B](#)

Section 108.4 Work commencing before permit issuance is hereby deleted in its entirety and replaced with the following:

Section 108.4. Investigation, Fees, work without permit. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum permit fee set forth in the fee schedule adopted by the City. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Section 108.5 Related fees is hereby renumbered 108.8, and a new Section 108.5, *Reinspection fee*, is added to read as follows:

Section 108.5 Reinspection fee. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall file an application therefor in writing on a form furnished for that purpose and pay the reinspection fee in accordance with Table 1-A or as set forth in the fee schedule adopted by the jurisdiction.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Section 108.6 Refunds is hereby renumbered 108.9 and a new section 108.6, Plan Review Fees is added to read as follows:

Section 108.6, Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown on Table 1-A.

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A.

Section 108 Fees is hereby amended by the addition of a new subsection 108.7 to read as follows:

Section 108.7 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the

time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Section 108.8 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

Section 108.9 Refunds is hereby amended to read as follows:

Section 108.9 Refunds. 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 may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review is performed.

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 110.2 Certificate issued, is hereby amended to read as follows:

Section 110.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the

occupancy and division of occupancy and the use for which the proposed occupancy is classified.

6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter
9. The type of construction as defined in Chapter 6.
10. Any special stipulations and conditions of the building permit.

Section 112, Board of Appeals [is amended as follows:]

Section 112.1 General is hereby amended to read as follows:

Section 112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. This board shall consist of members and follow the procedures as prescribed in Section 7-4 of this chapter. This board shall be known as the Building Board of Appeals.

Section 112.2 Limitations on authority is hereby amended to read as follows:

Section 112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code, nor make interpretations on the administrative provisions of this code.

Section 113.4 Violation penalties is hereby amended to read as follows:

Section 113.4 Violation penalties. 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 building official, or of a permit or certificate issued under the provisions of this code, shall be subject to punishment as provided in section 1-6 of the Code of Ordinances.

Section 115 Unsafe structures and equipment is hereby deleted in its entirety and replaced with the following:

Section 115, Unsafe structures and equipment. Unsafe structures and equipment shall be regulated by the provisions of the International Building Code, and Articles II and V of this chapter.

Section 403.1 Applicability, is hereby amended to read as follows:

Section 403.1 Applicability. The provisions of this section shall apply to buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, and all hotel and motel occupancies regardless of height. Such buildings shall be of Type I or II construction.

Section 403.2 Automatic sprinkler system is hereby amended by the deletion of the exceptions to read as follows:

Section 403.2 Automatic sprinkler system. Buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 903.3.5.2.

Section 403.2 Automatic sprinkler system is hereby amended by the addition of a new subsection 403.2.1 System design, to read as follows:

Section 403.2.1 System design. The automatic sprinkler system shall be provided throughout the building as specified by N.F.P.A. Standard No. 13, and the following:

1. The sprinkler system shall be looped between standpipe risers at the bottom in all buildings.
2. A minimum of one fire pump shall be provided and sized for the sprinkler demand and for a minimum 500 gallons per minute fire department standpipe operation.
3. Operation of the sprinkler system shall activate the voice communication system.

Section 403.13 Smokeproof exit enclosures is hereby amended to read as follows:

Section 403.13 Smokeproof exit enclosures. Every required stairway serving floors more than 55 feet above the lowest level of fire department vehicle access shall comply with Sections 909.20 and 1019.1.7.

Section 404.1.1 is hereby amended to read as follows:

Section 404.1.1 Atrium. An opening connecting three or more stories {balance of section to remain unchanged}

Section 406.1.4 Separation. Separations shall comply with the following is hereby amended by the addition of item #4 to read as follows:

4. A separation is not required between a Group R-2 and U carport provided that the carport is non-combustible and entirely open on all sides and that the distance between the two is at least 10 feet (3,048 mm).

Table 503, Allowable height and building areas, is hereby amended as follows:

This table shall be amended by the addition of a new Footnote "e" to Group R-1 occupancies. Footnote "e" shall read as follows: Group R-1 Hotel/motel occupancies shall be of Type I or II construction regardless of height and/or area.

This table shall be amended by the addition of a new Footnote "f" to Group R1 and R2 occupancies. Footnote "f" shall read: "Group R1 and R2 occupancies more than two stories in height or having more than 3,000 square feet above the first story shall be of not less than one-hour fire resistive construction throughout.

This table shall be amended by the deletion of all information contained in columns labeled "Type III," "Type IV," and "Type V" Construction in the rows labeled "I-1," "I-2," and "I-3." This deleted information shall be replaced with "NP," for "Not Permitted."

Section 503 General height and area limitations is hereby amended by the addition of a new subsection 503.2 *Party walls* to read as follows:

Section 503.2 Party walls. Any wall located on a property line between two adjacent buildings shall be constructed as a fire wall in accordance with Section 705, without openings, and shall create separate buildings. A building constructed across a property line shall be constructed with exterior walls in accordance with Section 704, or a fire wall along the property line in accordance with Section 705. Such exterior walls or fire walls shall be without openings and shall create separate buildings.

Section 707.14.1 Elevator Lobby, Exception #4 is hereby amended to read as follows:

4. In other than Group I-3, and buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, enclosed elevator lobbies are not required where the building is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

Section 903.2 Where required is hereby amended to read as follows:

Section 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by a wall with a fire-resistance rating of not less than 1 hour and a floor/ceiling assembly with a fire-resistance rating of not less than 2 hours.

Approved automatic extinguishing systems shall be installed in all stories of buildings three or more stories in height, excluding buildings used solely as parking garages, and Group R, Division 3, Private Dwelling Units.

Buildings required to be sprinklered per Section 903 shall have a hydraulically designed sprinkler system that meets all the requirements of the Building Code. Standpipes may be combined with the sprinkler system.

Section 903.2.1 Group A is hereby amended to read as follows:

Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section.

Section 903.2.1.1 Group A-1 is hereby amended to read as follows:

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The gross floor area, including mezzanines, regardless of fire rated separations exceeds 6,000 square feet (1,115 m²).
2. The floor area has an occupant load of 300 or more.
3. The floor area is located on a floor other than the level of exit discharge.
4. The floor area contains a multitheater complex.

Section 903.2.1.2 Group A-2 is hereby amended to read as follows:

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (465 m²);
2. The fire area is located on a floor other than the level of exit discharge.

Section 903.2.1.3 Group A-3 is hereby amended to read as follows:

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The gross floor area, including mezzanines, regardless of fire rated separations exceeds 6,000 square feet (1,115 m²).
2. The floor area has an occupant load of 300 or more.
3. The floor area is located on a floor other than the level of exit discharge.

Section 903.2.1.4 Group A-4 is hereby amended to read as follows:

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The gross floor area, including mezzanines, regardless of fire rated separations exceeds 6,000 square feet (1,115 m²).
2. The floor area has an occupant load of 300 or more.
3. The floor area is located on a floor other than the level of exit discharge.

Section 903 Automatic sprinkler systems is hereby amended by the addition of a new subsection 903.2.1.6 Group B as follows:

Section 903.2.1.6 Group B. An automatic sprinkler system shall be provided throughout all buildings containing a Group B occupancy where one of the following conditions exists:

1. Where a Group B gross floor area, including mezzanines, regardless of fire separation, exceeds 6,000 square feet.

2. Where a Group B floor area is located three or more stories above grade.

Section 903.2.2 Group E, is hereby amended to read as follows:

Section 903.2.2 Group E. An automatic sprinkler system shall be provided throughout all buildings containing a Group E occupancy as follows:

1. Throughout all Group E occupancies with a gross floor area, including mezzanines, regardless of fire rated separations greater than 6,000 square feet in area.

Section 903.2.3 Group F-1 is hereby amended to read as follows:

Section 903.2.3 Group F. An automatic sprinkler system shall be provided throughout all buildings containing a group F occupancy where one of the following conditions exists:

1. Where a Group F gross floor area, including mezzanines, regardless of fire rated separations exceeds 6,000 square feet (1,115 m²).
2. Where a Group F floor area is located three or more stories above grade.

Section 903.2.3.1 Woodworking operations is hereby amended to read as follows:

Section 903.2.3.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F occupancy gross floor areas that contain woodworking operations in excess of 2,500 square feet (232 m²) in area which generate finely divided combustible waste or use finely divided combustible materials.

Section 903.2.5 Group I is hereby amended to read as follows:

Section 903.2.5 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I floor area.

Section 903.2.6 Group M is hereby amended to read as follows:

Section 903.2.6 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. Where a Group M gross floor area, including mezzanines, regardless of fire rated separations exceeds 6,000 square feet (1,115 m²).

2. Where a Group M floor area is located three or more stories above grade.

Section 903.2.7 Group R is hereby amended to read as follows:

Section 903.2.7 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R, floor area.

Section 903.2.8 Group S-1 is hereby amended to read as follows:

Section 903.2.8 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where one of the following conditions exists:

1. A Group S gross floor area, including mezzanines, regardless of fire rated separations exceeds 6,000 square feet (1,115 m²).
2. The Group S occupancy is used as an open or enclosed parking garage.

Section 903.2.8.1 Repair garages is hereby amended to read as follows:

Section 903.2.8.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings that contain a repair garage or any building used as repair garage when the floor area, regardless of fire rated separations, of the building exceeds 6,000 square feet.

All buildings with a repair garage servicing vehicles in a basement regardless of fire rated separations, shall be provided with a fire sprinkler system.

Section 903.2.8.2 Bulk storage of tires is hereby deleted in its entirety and replaced with the following:

Section 903.2.8.2 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-storage facilities:

Exception: One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment.

Section 903.2.9 Group S-2 is hereby deleted in its entirety.

Section 903.2.9.1 Commercial parking garages is hereby amended to read as follows:

Section 903.2.9.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses.

Section 903.2.10 Buildings over 55 feet in height as previously amended by the city is hereby deleted in its entirety.

Section 903.2.10.3 Buildings over 55' in height is hereby deleted in its entirety and replaced with the following:

Section 903.2.10.3 System design. The automatic sprinkler system shall be provided throughout the building as specified by N.F.P.A. Standard No. 13, and the following:

1. The sprinkler system shall be looped between standpipe risers at the bottom in all buildings.
2. A minimum of one fire pump shall be provided and sized for the sprinkler demand and for a minimum 500 gallons per minute fire department standpipe operation.
3. Operation of the sprinkler system shall activate the voice communication system.

Section 903.2.10 is hereby amended by the addition of new subsections 903.2.10.4 and 903.2.10.5 to read as follows:

Section 903.2.10.4 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4,572 mm) see Chapter 23 to determine if those provisions apply.

Section 903.2.10.5 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

Section 903.3.1.1 NFPA 13 Sprinkler Systems is hereby amended by the addition of a second paragraph to read as follows:

{First paragraph to remain unchanged}

All NFPA 13 systems shall use metal piping as allowed in NFPA 13. Chlorinated polyvinyl chloride (CPVC) and polybutylene pipe shall not be used in Group A,B,E,F,H,I,M,S, or U occupancies nor in any building classified as a high rise building as defined in this code.

Section 903.3.1.1.1 Exempt locations is hereby amended to read as follows:

Section 903.3.1.1.1 Exempt locations. When approved by the code official, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

Section 903.3.5 Water Supplies is hereby amended by the addition of a second paragraph to read as follows:

{First paragraph to remain unchanged}

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with not less than a 10 p.s.i. safety factor.

Section 903.4 Sprinkler systems monitoring and alarms is hereby amended by the addition of a paragraph following the exceptions to read as follows:

{First paragraph and exceptions to remain unchanged}

Sprinkler and standpipe system water-flow detectors shall be provided for each floor. Each floor shall be equipped with a floor isolation valve that includes this water flow detector. Activation of the sprinkler system shall cause an alarm upon detection of water flow for more than 45 seconds indicating the appropriate floor on the fire alarm control panel. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 905.2 Installation standards is hereby amended to read as follows:

Section 905.2 Installation standards. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

Section 905.3.2 Group A is hereby amended to read as follows:

905.3.2 Group A. Class I wet standpipes shall be provided in Group A buildings having an occupant load exceeding 1,000 persons. {Delete exceptions}

Section 905.4 Location of Class 1 Standpipe Hose Connections, Item #5 is hereby amended to read as follows:

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located either . . .

{Remainder of paragraph unchanged}

Section 905.9 Valve Supervisions is hereby amended by the addition of a paragraph following the exception to read as follows:

{First paragraph and exceptions to remain unchanged}

Sprinkler and standpipe system water-flow detectors shall be provided for each floor. Each floor shall be equipped with a floor isolation valve that includes this water flow detector. Activation of the sprinkler system shall cause an alarm upon detection of water flow for more than 45 seconds indicating the appropriate floor on the fire alarm control panel. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 907 Fire alarm and detection systems is hereby amended by the addition of a new subsection 907.1.3 Design Standards to read as follows:

907.1.3 Design standards. All alarm systems, new or replacement, serving 50 or more alarm actuating devices shall be addressable fire detection systems. Alarm systems serving more than 75 smoke detectors or more than 200 total alarm activating devices shall be analog intelligent addressable fire detection systems.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building, the fire alarm system shall be brought into compliance with this code within 18 months of permit application.

Section 907.2.3 Group E is hereby amended to read as follows:

Section 907.2.3 Group E. A manual fire alarm system shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. Group E educational and day care occupancies with an occupant load of less than 50 when provided with an approved automatic sprinkler system.
 - 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

{Remainder of exceptions to remain unchanged}

Section 907.2.10.4 Acceptance Testing is hereby renumbered 907.2.10.5.

Section 907 Fire alarm and detection systems, is hereby amended by the addition of a new paragraph 907.2.10.4, Alterations, repairs and additions.

Section 907.2.10.4 Alterations, repairs and additions. When interior alterations, repairs or addition requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Exception:

1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

2. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.

Section 907.2.12 High-rise buildings is hereby amended as follows:

Section 907.2.12 High-rise buildings. Buildings with a floor used for human occupancy located more than 55 feet above the lowest level of fire department vehicle access shall be provided with an automatic fire alarm system and an emergency voice/alarm communication system in accordance with Section 907.2.12.2.

Exceptions:

1. Airport traffic control towers in accordance with Sections 412 and 907.2.22.
2. Open parking garages in accordance with Section 406.3.
3. Buildings with an occupancy in Group A-5, when used for open air seating; however, this exception shall not apply to enclosed accessory or incidental use areas, nor shall it apply to adjacent occupancy groups whether separated or non separated.
4. Low-hazard special occupancies in accordance with Section 503.1.1.
5. Buildings with an occupancy in Group H-1, H-2 or H-3 in accordance with Section 415.

Section 907.8.2 High-rise buildings is hereby amended to read as follows:

Section 907.8.2 High-rise buildings. In buildings with a floor used for human occupancy that is located more than 55 feet above the lowest level of fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes.
4. Other approved types of automatic fire detection devices or suppression systems.

Section 1008.1.3.4 Access-controlled egress doors is hereby amended to read as follows.

Section 1008.1.3.4 Access-controlled egress doors. In fully sprinklered building's, the entrance doors in a means of egress in buildings with an occupancy in Groups A, B, E, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, M, R-1 and R-2 are permitted to be equipped with an approved entrance and egress control system which shall be installed in accordance with all of the following criteria:

{Balance of section to remain unchanged}

Section 1020.1.7 Smokeproof enclosures is hereby amended as follows:

Section 1020.1.7 Smokeproof enclosures. In buildings required to comply with Section 403 or 405, each of the exits of a building that serves stories where the floor surface is located more than 55 feet above the lowest level of fire department vehicle access or more than 30 feet (9,144 mm) below the level of exit discharge serving such floor levels shall be a smokeproof enclosure or pressurized stairway in accordance with Section 909.20.

Chapter 11, Accessibility, is hereby deleted in its entirety and replaced with the following:

Chapter 11, Accessibility.

The design and construction of accessible building features shall comply with the State Laws regulating same. It shall be the responsibility of the permit applicant to provide verification to the building department that plans were reviewed and the building inspected by a state certified entity in accordance with state law.

Section 1301.1.1 Criteria is hereby amended to read as follows:

Section 1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with State Law regulating energy conservation. It shall be the responsibility of the permit applicant to provide verification to the building department that plans were reviewed and the building inspected by a state certified entity in accordance with state law.

Section 1403.3 Vapor retarder as previously amended by the city, is hereby deleted in its entirety.

Section 1404.1 General shall be amended to read as follows:

Section 1404.1 General. Materials used for the construction of exterior walls shall comply with the provisions of this section. Materials not prescribed herein shall be permitted, provided that any such alternative has been approved. The use of Kraft waterproof building paper or asphalt saturated rag felt is permitted only when covered by a veneer approved by this code. The use of wood shingles

or wood shakes as an exterior wall covering is hereby prohibited unless they have been tested and are labeled as meeting the fire retardant standards of a Class C roofing material.

Section 1505.1 General is hereby amended by the addition of a second paragraph to read as follows:

Section 1505.1 General. Roof assemblies shall be divided into the classes defined below. Class A, B and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898. The minimum roof coverings installed on buildings shall comply with Table 1505.1 based on the type of construction of the building.

A minimum fire retardant Class C roof covering shall be required on all group "R" occupancies regardless of size and height of structures or number of units. In those cases where it proves necessary to replace all or part of an ordinary wood shingle roof, and the Class C roofing does not meet the exposure length of the existing roof, Class C composition shingles may be overlaid on the existing wood shingles.

Table 1505.1 Minimum roof covering classification for types of construction is hereby amended by amending Footnote B to read as follows:

- b. Nonclassified roof coverings shall be permitted on Group U occupancies, where there is a minimum fire-separation distance of 6 feet measured from the leading edge of the roof, and the overall area of the structure does not exceed 120 square feet.

Table 1505.1 is hereby amended by deleting Footnote C.

Section 2901.1 General is hereby amended by the addition of the following at the end of the paragraph.

The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies. The Building Official shall have the authority to reduce the number of required fixtures when unusual circumstances or hardships are demonstrated. It shall be the permit applicant's responsibility to comply with all state laws regardless of the requirements of this code.

Section 3109.3 Public swimming pools is hereby amended to read as follows:

Section 3109.3 Public swimming pools. Public swimming pools shall be completely enclosed by a fence complying with Sections 3109.4.1 through 3109.4.1.7

Section 3109.4.1.8 Dwelling wall as a barrier is hereby amended to read as follows:

Section 3109.4.1.8 Building wall as a barrier. Where a wall of a building serves as part of the barrier, one of the following shall apply:

{Remainder of section unchanged}

Section 3408 Moved structures, is hereby amended by the addition of a second sentence to read as follows:

Section 3408.1 Conformance. Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures. Such structures shall also comply with Article VII of this Chapter.

(Ord. No. 64-19, § 1, 10-6-64; Ord. No. 80-13, § 1(a), 3-4-80; Ord. No. 81-78, §§ 1--5, 12-15-81; Ord. No. 84-10, § 1, 3-6-84; Ord. No. 87-07, § 1(B), (C), 2-17-87; Ord. No. 88-10, § 1, 2-2-88; Ord. No. 89-02, § 1, 1-3-89; Ord. No. 92-17, § 1, 4-7-92; Ord. No. 95-70, § 2, 9-5-95; Ord. No. 96-60, § 1, 8-20-96; Ord. No. 98-21, § 1, 2-17-98; Ord. No. 98-133, §§ 1, 2, 11-3-98; Ord. No. 2000-49, § 3, 5-2-00; Ord. No. 2000-50, § 1, 5-2-00; Ord. No. 2000-79, § 1, 8-15-00; Ord. No. 2001-55, § 1, 7-17-01; Ord. No. 2001-93, § 1B--F, 12-4-01; Ord. No. 2005-15, § 2, 3-1-05; Ord. No. 2007-36, § 2, 7-17-07)

Cross references: Building moving application fee, § 7-162(b); permit fee for disconnecting wires in moving buildings, § 7-166(5); permit for building operation in residential district at night and on weekends, § 12-7(9).

Sec. 7-4. Creation of building board of appeals, composition and qualification of members.

The city council shall appoint seven members to the following boards who shall collectively and jointly serve as the membership of said boards; board of appeals as authorized by the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, and Electrical Board as authorized by Article III of this chapter. The membership of each named board shall consist of the same seven individuals. The boards named herein shall be collectively called the building board of appeals, hereinafter referred to as the board.

The board shall adopt rules of procedure for conducting its business. All meetings shall be public, and shall be held at the time and location established by the rules of procedure.

The seven members appointed to the board shall qualify and serve as members of each board named herein as required by the respective codes. There is hereby established the position of first alternate member of the board who shall be appointed by the city council and who shall meet with the board and serve in the place and with the full power of a member in the absence or conflict of a member.

The qualifications of the members shall be as follows:

- (1) One member shall be a general building contractor registered to operate in the City of Grapevine with at least five years of general contracting experience;
- (2) One member shall be a licensed and registered master electrician with at least five years of experience as an electrical contractor;
- (3) One member shall be a licensed and registered mechanical contractor with at least five years experience;
- (4) One member shall be a licensed and registered master plumber with at least five years experience as a plumbing contractor;
- (5) One member shall be an employee of the electric utility company system for the City of Grapevine. The appointment of this member shall be approved by the utility;
- (6) The remaining two members and the alternate shall be approved as deemed appropriate by the city council.

In the event there are no individuals who are willing to serve who meet the above stated qualifications, the city council shall appoint a member with qualifications deemed appropriate to serve that term.

Each of the seven citizen members shall occupy a place on the building board of appeals, such places being numbered 1, 2, 3, 4, 5, 6, and 7. Upon approval and adoption of Ordinance No. 99-85 amending this section, places 1,2 and 3 as appointed June 7, 1994, including any subsequent appointments, shall continue to serve a term of two years. Places 4 and 5, as appointed June 7, 1994 (for a one-year term), including any subsequent appointments, shall continue to serve a term of two years. Places 6 and 7 and the alternate are to be appointed

June 1999, and shall serve for a term of two years. Subsequent appointments to places 6 and 7 and the alternate shall be for a period of two years. Terms of the board members shall be staggered two-year terms and all other duties and responsibilities shall be as required by the codes.

Any member of the board may be removed for cause by the city council if such removal is for the best interest of the public. All members shall serve without compensation.

(Ord. No. 79-12, § 1, 3-20-79; Ord. No. 84-10, § 1, 3-6-84; Ord. No. 87-07, § 1(D), 2-17-87; Ord. No. 94-40, §§ 1, 2, 6-7-94; Ord. No. 98-21, § 2, 2-17-98; Ord. No. 99-85, § 1, 6-1-99; Ord. No. 2001-93, § 1G, 12-4-01; Ord. No. 2005-15, § 2, 3-1-05)

Sec. 7-5. Door construction standards for new single- and multifamily dwellings.

All new construction of single-family and multifamily dwellings (multifamily being structures containing two or more dwelling units) shall incorporate the following provisions into said new construction:

- (a) *Wooden doors.* All wooden doors leading from the outside directly into the single-family dwelling or directly into the multifamily structure or directly into the multifamily living unit shall comply with the following criteria:
 - (1) Said wood door shall be of solid core construction and a minimum of 1 3/8 inches thick.
 - (2) Said wood doors shall be secured with a dead bolt lock having a minimum bolt throw of one inch which shall penetrate into a metal strike plate.
 - (3) Wood doors shall not be key operated from the inside.
- (b) *Metal doors.* All metal doors leading from the outside directly into the single-family dwelling or into the multifamily structure of living unit shall comply with the following criteria: Doors shall be secured with a dead bolt lock as described in subsections (a)(2) and (a)(3) above.
- (c) *Sliding glass doors.* All sliding glass doors leading from the outside directly into the single-family dwelling or into the multifamily structure or living unit shall be secured with a secondary locking device that inhibits lifting or prying.

- (d) *Dutch doors.* All Dutch doors leading from the outside directly into the single-family dwelling or into the multifamily structure or living unit shall have a concealed flush bolt locking device to interlock the upper and lower halves. In addition, the Dutch door shall be secured with a dead bolt lock as described in subsections (a)(2) and (a)(3) above. As an alternative to the interlocking device, each half of the door shall be secured with a dead bolt lock as described in subsections (a)(2) and (a)(3) above.
- (e) *Garage doors.* All garage doors shall be equipped with a key-operated locking device.

(Ord. No. 79-40, § 1, 9-21-79; Ord. No. 79-74, § 1(A)--(C), 12-18-79; Ord. No. 87-07, § 1(E)--(G), 2-17-87)

Sec. 7-6. Approval of subdivision plat prerequisite to issuance of permit.

No building permit shall be issued for the construction of any new principal improvements on any undeveloped tract, lot, or parcel of land unless and until a subdivision plat encompassing said property has been duly approved in accordance with all applicable state laws and city ordinances. Unplatted single-family zoned tracts or parcels of land with existing principal structures in place will not require a subdivision plat to receive a building permit for additions to existing structures or construction of additional detached structures on the site.

(Ord. No. 83-33, § 1, 6-7-83; Ord. No. 92-35, § 1, 7-21-92)

Sec. 7-7. Temporary toilet facilities at construction sites.

The owner or his agent may be required by the building official in said official's discretion where the conditions warrant such requirement, to provide temporary toilets for use by workmen on construction requiring a building permit. The toilets shall be connected to the sewer system or use an approved chemical type portable facility. The temporary toilets shall be maintained in a sanitary condition.

(Ord. No. 90-46, § 1, 8-7-90)

Sec. 7-8. General contractors registration.

- (a) *Required; contents.* Each contractor shall be required to maintain a registration with the city before performing any type of construction work regulated by the Grapevine Building Code. Each contractor shall furnish the building inspection division with the following information:

- (1) Contractor classification.
 - (2) Company name.
 - (3) Company mailing address.
 - (4) Company telephone number.
 - (5) Principal owner's name and mailing address.
 - (6) A copy of the principal owner's driver's license.
- (b) *Registration fee.* Annual registration fees shall be required for all contractors. The annual registration fee shall be \$75.00 and shall be payable at the department of community development. The fiscal year for the payment of registration begins on January first and ends at midnight on December 31st of the same year.
- (c) *Registration renewal.* The registration may be renewed for the ensuing calendar year by filing a new registration and payment as set forth in (a) and (b). No refund shall be made in the event of the revocation or surrender of any such registration certificate.
- (d) *Registration denial.* The registration of a contractor may be denied by the building official, or the registration may be revoked by the building board of appeals if the registration is issued on the basis of incorrect information supplied by the contractor.
- (e) *Revocation, suspension and notice.*
- (1) In the event of knowingly committing outstanding violations of city requirements, including performing work for which a permit is required without first obtaining said permit from the city, the building official may revoke or suspend a contractor's registration up to one year. After the one-year revocation, the contractor may reapply for registration as a new contractor as set forth in (a) and (b) above.
- (f) *Appeals procedures.*
- (1) In the event that a contractor wishes to appeal the decision of the building official for revocation or suspension, the contractor shall file a written notice of appeal in the office of the building official within ten days of receipt of the notice for revocation or suspension.

- (2) A hearing shall be held before the building board of appeals after the contractor has been given notice of the hearing by personal service or certified mail, return receipt requested, at least ten days prior to the hearing date.
 - (3) After the hearing, the contractor shall be notified in writing of the determination of the building board of appeals by personal service or certified mail, return receipt requested.
- (g) *Exemption for homeowner.* No such registration procedure shall be required for alteration or repair work to be performed on a residential structure when the person performing the alteration or repair work is the owner of the structure, has his legal residence there, and is not assisted by any other person for remuneration. The homeowner shall be automatically termed a registrant for the purposes of such a project without registration. Notwithstanding such relief from registration, all requirements for permits for the work and all other applicable provisions of this building code shall remain in force.

(Ord. No. 91-84, § 1, 12-3-91; Ord. No. 2001-93, § 1H, 12-4-01; Ord. No. 2005-15, § 2, 3-1-05; Ord. No. 2007-36, § 2, 7-17-07)

Sec. 7-9. Demolition permits and economic hardship.

- (a) A demolition permit for a structure within a historic zoning overlay district, Historic Grapevine Township District, a building designated as being on the National Register, or a building designated under the Grapevine Historic Landmark designation shall not be issued by the director of development services until review and issuance of a completed certificate of appropriateness by the historic preservation commission required by Section 7, Appendix G of the Grapevine Code of Ordinances. The director of development services shall not forward the application to the commission until it is complete. The following information must be supplied by the applicant before the application is considered complete:
 - (1) Information describing the condition of the structure.
 - (2) Estimated cost of restoration or repair.
 - (3) Demonstration that the adaptive use or restoration of the structure has been seriously considered.
 - (4) Any available historic records of the building (drawings, photographs).

- (5) Architectural drawings for any proposed new construction which is intended to replace the historic structure.
 - (6) Any conditions proposed to be voluntarily placed on new development that would mitigate the loss of the landmark structure.
 - (7) Any other information that the staff finds appropriate for the commission to render a decision on the application.
- (b) The commission shall hold a public meeting on the application within 30 days of receipt of the completed application. A copy of the decision shall be forwarded to the director of development services and to the applicant within ten days of the public meeting.
 - (c) An applicant whose demolition CA has been denied may apply for hardship relief. In order to prove the existence of hardship, the applicant shall have the burden to establish that:
 - (1) The property is incapable of earning a reasonable return on the owner's investment.
 - (2) The property cannot be adapted for another use that can result in a reasonable return.
 - (3) No potential purchaser of the property with a reasonable offer who intends to preserve it can be identified.
 - (d) The commission shall hold a public meeting on the hardship application at least 60 days following the original date of application for the demolition permit, at which time proponents and opponents of the application may present their views. The commission may seek expert assistance if the field(s) of real estate development, appraisal, financing and other related disciplines to review the hardship application.
 - (e) The applicant shall consult in good faith with the commission, interested local groups and individuals in a diligent effort to investigate alternatives that will result in preservation of the property.
 - (f) All decisions of the commission shall be in writing. Copies shall be sent to the applicant and a copy filed with the city secretary.

(Ord. No. 98-33, § 1 (Exh. A), 3-23-98)

EXHIBIT "A"

**TABLE NO. 1-A
BUILDING PERMIT FEES**

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$21.00
\$501.00 to \$2,000.00	\$21.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$62.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof
OTHER INSPECTIONS AND FEES:	
<ol style="list-style-type: none"> 1. Certificate of Occupancy.....\$50.00 2. Inspections outside of normal business hours.....\$42.00 per hour* (minimum charge- two hours) 3. Reinspection fees assessed under provisions of Section 108.85, 2003 UBC and Sec. 108.7 2003 IRC.....\$42.00 4. Inspections for which no fee is specifically indicated.....\$42.00 per hour* (minimum charge- one-half hour) 5. Additional plan review required by changes, additions or revisions to plans.....\$42.00 per hour* 6. For use of outside consultants for plan checking and inspections, or both.....actual costs** 7. Foundation permits or any partial permit.....10% of building permit fee in addition to building permit fee 8. Plan review fee (not applicable to Group R-3 private residences).....65% of building permit fee in addition to building permit fee 9. Building permit fees for the Grapevine- Colleyville Independent School District.....25% of the fees established in Table No. 1-A- <i>Building Permit Fees</i>. 10. Project valuation to be determined by the regional construction valuation table, adopted by the city, or the contract valuation whichever is greater. Permit valuations shall include all work required for a completed project, including profit, but need not include the value or cost of the land. Other methods for determining the project valuations for unique or unusual projects may be approved by the Building Official. 	

*Or the total hourly cost of the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

LOT DRAINAGE FEES

Single Family & Duplex	\$150.00
Swimming Pools	\$150.00
All remaining classifications	\$250.00 < ½ Acre
	\$350.00 ½ Acre to 1 Acre
	\$450.00 > 1 Acre

COMMERCIAL BUILDINGS

– Add 65% of the Building Permit for plan review fee.
To be paid when plans are brought in for review.
(This fee is in addition to the permit fee.) Plan review fees are not required for Group R-3 Private Residences.
A 65% plan review fee is required for sign permit applications, but is not in addition to the permit fee.

EXHIBIT “B”

BUILDING VALUATION DATA

The following table, based on the table published in *Building Safety Magazine*, shall be used to determine construction costs per square foot. Adjustments may be determined to be necessary by the building official for unusual projects.

The unit costs are intended to comply with the description of “valuation” in Section 108 of the 2003 *International Building Code* and thus include architectural, structural, electrical, plumbing and mechanical work. The unit costs also include the contractor’s profit, which should not be omitted.

If there are differences between the value of the project calculated using this table, and the contract valuation, the greater number shall be used.

This table shall also be used to calculate plan review fees.

Group (2003 International Building Code)		Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	127.78	123.66	120.79	115.83	107.71	107.14	112.17	99.80	96.21
	Assembly, theaters, without stage	117.86	113.75	110.88	105.92	97.79	97.23	102.26	89.88	86.30
A-2	Assembly, nightclubs	96.38	93.68	91.33	87.91	82.23	81.23	84.70	74.90	72.42
A-2	Assembly, restaurants, bars, banquet halls	95.61	92.91	89.79	87.14	80.69	80.46	83.93	73.36	71.65
A-3	Assembly, churches	118.34	114.24	111.36	106.39	98.26	97.69	102.74	90.35	86.77
A-3	Assembly, general, community halls, libraries, museums	97.99	93.88	90.23	86.03	77.13	77.33	82.39	69.22	66.40
A-4	Assembly, arenas	95.61	92.91	89.79	87.14	80.69	80.46	83.93	73.36	71.65
B	Business	98.42	94.86	91.84	87.54	78.33	77.90	84.20	69.96	67.32
E	Educational	103.35	99.86	97.01	92.71	85.52	83.50	89.65	76.41	73.55
F-1	Factory and industrial, moderate hazard	59.69	56.94	53.54	51.92	44.86	45.63	49.81	38.26	36.35
F-2	Factory and industrial, low hazard	58.92	56.17	53.54	51.15	44.86	44.86	49.04	38.26	35.58
H-1	High Hazard, explosives	56.06	53.32	50.68	48.30	42.12	42.12	45.95	35.52	N.P.
H234	High Hazard	56.06	53.32	50.68	48.30	42.12	42.12	46.18	35.52	32.84
H-5	HPM	98.42	94.86	91.84	87.54	78.33	77.90	84.20	69.96	67.32
I-1	Institutional, supervised environment	97.18	93.85	91.32	87.62	80.39	80.34	84.96	73.88	70.96
I-2	Institutional, incapacitated	163.84	160.27	157.25	152.96	143.47	N.P.	149.61	135.09	N.P.
I-3	Institutional, restrained	111.81	108.24	105.22	100.93	92.66	91.46	97.58	84.28	80.10
I-4	Institutional, day care facilities	97.18	93.85	91.32	87.62	80.39	80.34	84.96	73.88	70.96
M	Mercantile	71.82	69.12	65.99	63.34	57.28	57.04	60.12	49.94	48.24
R-1	Residential, hotels	98.16	94.82	89.91	88.60	81.41	81.37	85.98	74.90	71.98
R-2	Residential, multiple family	83.81	78.45	75.93	72.23	71.00	70.00	69.73	69.00	68.23
R-3	Residential, one- and two-family	73.10	73.10	73.10	73.10	73.10	73.10	73.10	73.10	73.10
R-4	Residential, care/assisted living facilities	97.18	93.85	91.32	87.62	80.39	80.34	84.96	73.88	70.96
S-1	Storage, moderate hazard	55.29	52.55	49.14	47.53	40.58	41.35	45.41	33.98	32.07
S-2	Storage, low hazard	54.52	51.78	49.14	46.76	40.58	40.58	44.64	33.98	31.30
U	Utility, miscellaneous	42.22	39.92	37.55	35.67	30.94	30.94	33.67	25.44	24.22

Add 0.5 percent to total cost for each story over three
Deduct 20 percent for shell-only buildings

This table is based on the October 2004 edition of *Building Safety*, with modifications, published by the International Code Council. A regional modifier of 0.77 was utilized as established for Texas in *Building Standards*, the predecessor to *Building Safety*.