



City of Harker
Heights
April 16, 2024
Contractors Meeting



Building Department Staff

Building Official Secretary: Sharronda Caston-Hill

Plans Examiner: Courtney Fye

Building Inspector: Eric Moree

Code Enforcement: Calvin Fleming, Alex McCoy, Fabian Brooks.

Building Official: Michael Beard.



Reinspection Fees

No reinspection will be performed until all fees are paid.

All fees can be paid online when requesting the inspection at My Government online.

*The Bright Star Of
Central Texas*

Harker Heights

Final-Landscape Option 1

- Two Trees-Measured 2” caliber at 12” from root ball- in front yard
- 8 shrubs – In front yard
- Full landscape has been installed to a minimum of 70% density.





Final-Landscape Option 2

Provide Landscape Bond.

Bond must be in the amount of an estimate from a landscape designer or engineer. The estimate must bear the designers stamp and signature.

The estimate must be in the amount to sod not hydro mulch/seed.



Permit expiration

Permits expire 180 days after inactivity.

- New fees are applicable
- Any newly adopted code or ordinances are applicable.

Inactivity is measured by inspection requests. Once an inspection has been requested the 180-day clock resets.

January 2025						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

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Central Texas*

Harker Heights



Effective Date:
January 1, 2025

Harker Heights



*The Bright Star Of
Central Texas*

Future meeting Dates:

~~January 10, 2024~~

~~April 16, 2024~~

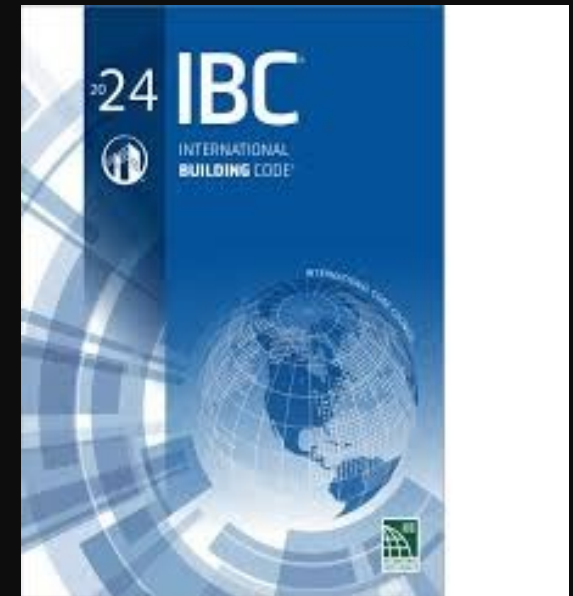
June 4, 2024

July 09, 2024

September 11, 2024

UPCOMING
MEETINGS





2024 International Building Code (IBC)



SECTION 104 (IBC) DUTIES AND POWERS OF THE CODE OFFICIAL

Type: Addition and clarification

Determination of compliance.

The code official shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.



SECTION 104 (IBC) DUTIES AND POWERS OF THE CODE OFFICIAL

Type: Addition and clarification

104.2.1 Listed compliance.

Where this code or a referenced standard requires equipment, materials, products or services to be listed and a listing standard is specified, the listing shall be based on the specified standard. Where a listing standard is not specified, the listing shall be based on an approved listing criteria. Listings shall be germane to the provision requiring the listing. Installation shall be in accordance with the listing and the manufacturer's instructions, and where required to verify compliance, the listing standard and manufacturer's instructions shall be made available to the code official.



SECTION 104 (IBC) DUTIES AND POWERS OF THE CODE OFFICIAL

Type: Addition and clarification

104.2.2 Technical assistance.

To determine compliance with this code, the code official is authorized to require the owner or owner's authorized agent to provide a technical opinion and report.

104.2.2.1 Cost.

A technical opinion and report shall be provided without charge to the jurisdiction.



SECTION 104 (IBC) DUTIES AND POWERS OF THE CODE OFFICIAL

Type: Addition and clarification

104.2.2.2 Preparer qualifications.

The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.



SECTION 104 (IBC) DUTIES AND POWERS OF THE CODE OFFICIAL

Type: Addition and clarification

- 104.2.2.3 Content.
- 104.2.2.4 Tests
- 104.2.3 Alternative materials, design and methods of construction and equipment.
 - 104.2.3.1 Approval authority.
 - 104.2.3.2 Application and disposition.
 - 104.2.3.4 Equivalency criteria.
 - 104.2.3.5 Tests
 - 104.2.3.5.1 Fire tests.
 - 104.2.3.6 Reports.
 - 104.2.3.6.1 Evaluation reports.



SECTION 104 (IBC) DUTIES AND POWERS OF THE CODE OFFICIAL

Type: Addition and clarification

- 104.2.3.6.2 reports.
- 104.2.3.6.1 Evaluation reports
- 104.2.3.7 Peer review.
- 104.2.4 Modifications.
- 104.2.4.1 Flood hazard areas.
- 104.3 Applications and permits
- 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.
- 104.4.1 Warrant.
- 104.7 Official records.



SECTION 104 (IBC) DUTIES AND POWERS OF THE CODE OFFICIAL

Type: Addition and clarification

- 104.7.1 Approvals.
- 104.7.2 Inspections.
- 104.7.3 Code alternatives and modifications.
- 104.7.4 Tests.
- 104.7.5 Fees.
- 104.9 Approved materials and equipment.
- 104.9.1 Materials and equipment reuse.



SECTION 105.2 (IBC) Work Exempt from permit

Type: Addition and city amendments.

- 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:



SECTION 105.2 (IBC) Work exempt from permit

Type: Addition and city amendments.

- Building:
- ~~One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).~~
- ~~Fences, **other than swimming pool barriers**, not over 7 feet (2134 mm) high.~~
- Oil derricks.
- Retaining walls that are not over 4(2) feet (1219 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 IIIA liquids.
- Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
- ~~Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.~~



SECTION 109.3 (IBC) Permit valuation

Type: Addition and city amendments.

- 109.3 Permit valuations.
- The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. Where, in the opinion of the building official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the building official. **The building official shall have the authority to adjust the final valuation for permit fees.**



SECTION 202 (IBC) GENERAL DEFINITIONS

Type: New Definition (1010.2.4)

AUTOMATIC FLUSH BOLT. Door-locking hardware, installed on the inactive leaf of a pair of doors, which has a bolt that is extended automatically into the door frame or floor when the active leaf is closed after the inactive leaf, and which holds the inactive leaf in a closed position. When the active leaf is opened, the automatic flush bolt retracts the bolt or rod, allowing the inactive leaf to be opened (see "Constant latching bolt," "Dead bolt," "Manual bolt")





SECTION 202 (IBC) GENERAL DEFINITIONS

Type: Clarification (made simpler)

AUTOMATIC SPRINKLER SYSTEM. An automatic sprinkler system is an integrated network of piping and fire sprinklers designed in accordance with fire protection standards.





SECTION 202 (IBC) GENERAL DEFINITIONS

Type: New Definition

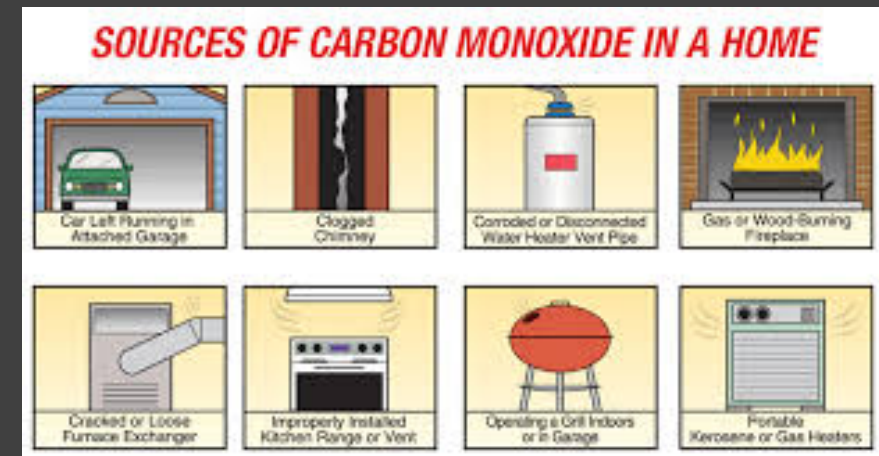
BASIC WIND SPEED, V . The wind speed used for design, as determined in Chapter 16.



SECTION 202 (IBC) GENERAL DEFINITIONS

Type: New Definition

CARBON MONOXIDE SOURCE. A piece of commonly used equipment or permanently installed appliance, fireplace or process that produces or emits carbon monoxide gas.





SECTION 202 (IBC) GENERAL DEFINITIONS

Type: New Definition. (Chapter 10)

CONSTANT LATCHING BOLT. Door-locking hardware installed on the inactive leaf of a pair of doors consisting of a bolt that automatically latches into the door frame or floor, holding the inactive leaf in a closed position. The latch bolt is retracted manually to allow the inactive leaf to be opened.





SECTION 202 (IBC) GENERAL DEFINITIONS

Type: New Definition.

- CONTINUITY HEAD-OF-WALL SYSTEM
- CRIPPLE WALL CLEAR HEIGHT
- DATA CENTER
- DEAD BOLT
- GROUND SNOW LOAD
- GROUND SNOW LOAD GEODATABASE
- HYBRID FIRE EXTINGUISHING SYSTEM
- INFORMATION TECHNOLOGY EQUIPMENT (ITE)
- INFORMATION TECHNOLOGY EQUIPMENT FACILITIES (ITEF)
- INSULATED METAL PANEL (IMP)
- INSULATED VINYL SIDING
- LANDSCAPED ROOF



SECTION 202 (IBC) GENERAL DEFINITIONS

Type: New Definition.

- LIMITED VERBAL OR PHYSICAL ASSISTANCE.
- LOW-SLOPE
- MANUAL BOLT
- METAL BUILDING SYSTEM
- OCCUPIABLE ROOF
- ORDINARY PLAIN CONCRETE STRUCTURAL WALL
- OVERHEAD DOORSTOP
- PEER REVIEW.
- PHOTOVOLTAIC (PV) PANEL SYSTEM, GROUND MOUNTED.
- PHOTOVOLTAIC (PV) SUPPORT STRUCTURE, ELEVATED.



SECTION 202 (IBC) GENERAL DEFINITIONS

Type: New Definition.

- PUBLIC-OCCUPANCY TEMPORARY STRUCTURE
- RAINSCREEN SYSTEM
- RAISED-DECK SYSTEM
- RESPONSIVE VAPOR RETARDER
- SERVICE LIFE
- SMOKE PROTECTIVE CURTAIN ASSEMBLY FOR HOISTWAY
- SPRINKLER EXPRESS RISER
- TEMPORARY EVENT
- TEMPORARY STRUCTURE
- TOWNHOUSE UNIT
- TYPE X.
- VERTICAL WATER SUPPLY ZONE



SECTION 302 (IBC) OCCUPANCY CLASSIFICATION AND USE DESIGNATION

304.1 Business group B

Clarified:

- Electronic data entry

Added:

- Lithium-ion or lithium metal battery testing, research and development



SECTION 302 OCCUPANCY CLASSIFICATION AND USE DESIGNATION

306.2 Moderate-hazard factory industrial, Group F-1.

Change:

- Beverages: over 20-percent alcohol content. (was over 16% in 2021)

Addition:

- Energy storage systems (ESS) and equipment containing lithium-ion or lithium metal batteries
- Lithium-ion batteries
- Vehicles powered by lithium-ion or lithium metal batteries



SECTION 302

OCCUPANCY CLASSIFICATION AND USE DESIGNATION

306.3 Low-hazard factory industrial, Group F-2.

Change:

- Beverages: up to and including 20-percent alcohol content. (was 16% in 2021)



SECTION 302 OCCUPANCY CLASSIFICATION AND USE DESIGNATION

306.2 Moderate-hazard factory industrial, Group F-1.

Change:

- Beverages: over 20-percent alcohol content. (was over 16% in 2021)

Addition:

- Energy storage systems (ESS) and equipment containing lithium-ion or lithium metal batteries
- Lithium-ion batteries
- Vehicles powered by lithium-ion or lithium metal batteries



SECTION 307 HIGH-HAZARD GROUP H

Type: Change for clarification and addition.

- Several changes maximum quantity chart 307.1(1) and 307.1(2)
- Addition of Occupancy Exemptions.
- Add new Chart for exemptions. 307.1.1
- Other additions.



SECTION 310 OCCUPANCY CLASSIFICATION AND USE DESIGNATION

310.2 Residential Group R-1

Change:

- Residential Group R-1 occupancies containing sleeping units or more than two dwelling units where the occupants are primarily transient in nature, including....

Addition:

-Lodging houses with more than five guestrooms



SECTION 310 OCCUPANCY CLASSIFICATION AND USE DESIGNATION

310.2 Residential Group R-2

Change:

- Hotels (nontransient) with more than five guest rooms
- Motels (nontransient) with more than five guest rooms

Addition:

- Emergency services living quarters
(Fire Station)



SECTION 310 OCCUPANCY CLASSIFICATION AND USE DESIGNATION

310.2 Residential Group R-3

Addition:

- Emergency services living quarters
- Hotels (nontransient) with five or fewer guest rooms
- Motels (nontransient) with five or fewer guest rooms



SECTION 311

OCCUPANCY CLASSIFICATION AND USE DESIGNATION

311.2 Moderate-hazard storage, Group S-1.

Change:

- Aerosol products, Levels 2 and 3, *aerosol cooking spray, plastic aerosol 3 (PA3)*
- Beverages over 20-percent alcohol content

Addition:

- Lithium-ion or lithium metal batteries
- Vehicle repair garages for vehicles powered by lithium-ion or lithium metal batteries

311.3 S-2 changed beverages to 20%



CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

Type: Addition

403.3.1.1 Buildings 420 feet or less in height.

In buildings 420 feet (128 m) or less in height, sprinkler systems shall be supplied by a single standpipe or sprinkler express riser within each vertical water supply zone.



SECTION 704

FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS

Type: Addition for clarification

704.1.1 Supporting construction.

The fire-resistance ratings of supporting structural members and assemblies shall be not less than the ratings required for the fire-resistance-rated assemblies supported by the structural members.

Exception: Structural members and assemblies that support fire barriers, fire partitions, smoke barriers and horizontal assemblies as provided in Sections 707.5, 708.4, 709.4 and 711.2, respectively.



SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

Type: Addition

903.2.2 Group B.

An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1 and 903.2.2.2.

903.2.2.2 Laboratories involving testing, research and development.

An automatic sprinkler system shall be installed throughout the fire areas utilized for the research and development or testing of lithium-ion or lithium metal batteries.



SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

Type: Addition

903.2.4 Group F-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 12,000 square feet (1115 m²).

2. A Group F-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.

5. A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.



SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

Type: Addition

903.2.7.3 Lithium-ion or lithium metal battery storage.

An automatic sprinkler system shall be provided in a room or space within a Group M occupancy where required for the storage of lithium-ion or lithium metal batteries by Section 320 of the International Fire Code or Chapter 32 of the International Fire Code.



SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

Type: Addition

903.2.9 Group S-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

...5.A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m²).



SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

Type: Addition

903.2.9.1 Repair garages.

An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

...5.A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m²).



Section 907 FIRE ALARM AND DETECTION SYSTEM

Type: Change

907.2.11.3 Installation near cooking appliances.

Smoke alarms shall be installed not less than **10 feet** (3048 mm) horizontally from a permanently installed cooking appliance.

(requirement for Ionization smoke alarms of 20' was removed)

Exception: Smoke alarms shall be permitted to be installed not less **than 6** feet (1829 mm) horizontally from a permanently installed cooking appliance where necessary to comply with Section 907.2.11.1 or 907.2.11.2.



SECTION 912 FIRE DEPARTMENT CONNECTIONS

Type: addition to labeling requirements for FDC

- 912.5.1 Lettering.
- 912.5.2 Serving multiple buildings.
- 912.5.3 Multiple or combined systems.
- 912.5.4 Indication of pressure.





SECTION 915 CARBON MONOXIDE DETECTION

Type: Addition for clarification

915.1.1 Where required.

Carbon monoxide detection shall be installed in the locations specified in Section 915.2 where any of the following conditions exist.

1. In buildings that contain a CO source.
2. In buildings that contain or are supplied by a CO-producing forced-air furnace.
3. In buildings with attached private garages.
4. In buildings that have a CO-producing vehicle that is used within the building.

Several sections in 915 have been changed and/or added to clarify the above requirement.



SECTION 1004 OCCUPANT LOAD

Type: Addition of Use to Table

TABLE 1004.5 MAXIMUM FLOOR AREA
ALLOWANCES PER OCCUPANT

Information technology equipment
facilities (300 gross)



SECTION 1008 MEANS OF EGRESS ILLUMINATION

Type: Addition

1008.2 Illumination required.

The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied.

Exceptions:

1. Occupancies in Group U.
2. Self-service storage units 400 square feet (37.2 m²) or less in area and accessed directly from the exterior of the building.
3. Aisle accessways in Group A.
4. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
5. Sleeping units of Group I occupancies.



SECTION 1010 DOORS, GATES AND TURNSTILES

Type: Addition

Table added

TABLE 1010.2.4 MANUAL BOLTS, AUTOMATIC FLUSH BOLTS AND CONSTANT LATCHING BOLTS ON THE INACTIVE LEAF OF A PAIR OF DOORS

TABLE 1010.2.4
MANUAL BOLTS, AUTOMATIC FLUSH BOLTS AND CONSTANT LATCHING BOLTS ON THE INACTIVE LEAF OF A PAIR OF DOORS

APPLICATION WITH A PAIR OF DOORS WITH AN ACTIVE LEAF AND AN INACTIVE LEAF	THE PAIR OF DOORS IS REQUIRED TO COMPLY WITH SECTION 716	PERMITTED USES OF MANUAL BOLTS, AUTOMATIC FLUSH BOLTS AND CONSTANT LATCHING BOLTS ON THE INACTIVE LEAF OF A PAIR OF DOORS.		
		Surface- or flush-mounted manual bolts	Automatic flush bolts	Constant latching bolts
Group B, F or S occupancies with occupant load less than 50.	No	P	P	P
	Yes	NP	NP ^b	P
Group B, F or S occupancies where the building is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 and the inactive leaf is not needed to meet egress capacity requirements.	No	P	P	P
	Yes	NP	NP ^b	P
Group I-2 patient care and sleeping rooms where inactive leaf is not needed to meet egress capacity requirements.	No	NP	NP ^b	P
	Yes	NP	NP ^b	P
Any occupancy where panic hardware is not required, egress doors are used in pairs, and where both leaves are required to meet egress capacity requirements.	No	NP	P	NP
	Yes	NP	NP ^b	NP
Storage or equipment rooms where the inactive leaf is not needed to meet egress capacity requirements.	No	P ^a	P	P
	Yes	P ^a	P	P

P = Permitted. NP = Not permitted.

- a. Not permitted on corridor doors in Group I-2 occupancies where corridor doors are required to be positive latching.
- b. Permitted where both doors are self closing or automatic closing, and are provided with a coordinator that causes the inactive leaf to be closed prior to the active leaf.



SECTION 1010 DOORS, GATES AND TURNSTILES

Type: Addition

1010.2.14 Elevator lobby exit access doors.

Several Conditions for Electrically locked exit access doors providing egress from elevator lobbies.



SECTION 1010 DOORS, GATES AND TURNSTILES

Type: Addition

SECTION 1014 HANDRAILS

1014.3 Lateral location.

Handrails located outward from the edge of the walking surface of flights of stairways, ramps, stepped aisles and ramped aisles shall be located 6 inches (152.4 mm) or less measured horizontally from the edge of the walking surface. Handrails projecting into the width of the walking surface shall comply with Section 1014.9.





SECTION 1110 OTHER FEATURES AND FACILITIES

Type: Addition

1110.4.1 Where required.

Not fewer than one adult changing station shall be provided in the following locations:

1. In assembly and mercantile occupancies, where family or assisted-use toilet or bathing rooms are required to comply with Section 1110.2.1.
2. In Group B occupancies providing educational facilities for students above the 12th grade, where an aggregate of 12 or more male and female water closets are required to serve the classrooms and lecture halls.
3. In Group E occupancies, where a room or space used for assembly purposes requires an aggregate of six or more male and female water closets for that room or space.
4. In highway rest stops and highway service plazas.



SECTION 1110 OTHER FEATURES AND FACILITIES

Type: Addition

1110.6.1 Washing machines.

Where three or fewer washing machines are provided, not fewer than one shall be accessible. Where more than three washing machines are provided, not fewer than two shall be accessible.

1110.6.2 Clothes dryers.

Where three or fewer clothes dryers are provided, not fewer than one shall be accessible. Where more than three clothes dryers are provided, not fewer than two shall be accessible.



SECTION 1110 OTHER FEATURES AND FACILITIES

Type: Addition

1110.14.1 Dining surfaces.

Not less than 5 percent of the seating and standing space provided at fixed, built-in and movable dining surfaces shall be accessible.

1110.14.2 Work surfaces.

Not less than 5 percent of the seating and standing spaces at fixed or built-in work surfaces shall be accessible.

Exception: Check-writing surfaces at checkout aisles not required to comply with Section 1110.16.1 are not required to be accessible.



SECTION 1208 INTERIOR SPACE DIMENSIONS

Type: Addition

1208.3 Dwelling unit size.

Dwelling units shall have a minimum of 190 square feet (17.7 m²) of habitable space.



CHAPTER 14 EXTERIOR WALLS

Type: Addition

- SECTION 1409 INSULATED METAL PANEL (IMP)
- SECTION 1411 BUILDING-INTEGRATED PHOTOVOLTAIC (BIPV) SYSTEMS FOR EXTERIOR WALL COVERINGS AND FENESTRATION
- SECTION 1412 SOFFITS AND FASCIAS AT ROOF OVERHANGS



Chapter 15 Roof Assemblies and Rooftop Structures

Type: Addition

1511.7.6 Lightning protection

Lightning protection system components shall be installed in accordance with Sections 1511.7.6.1, 1511.7.6.2 and 2703.

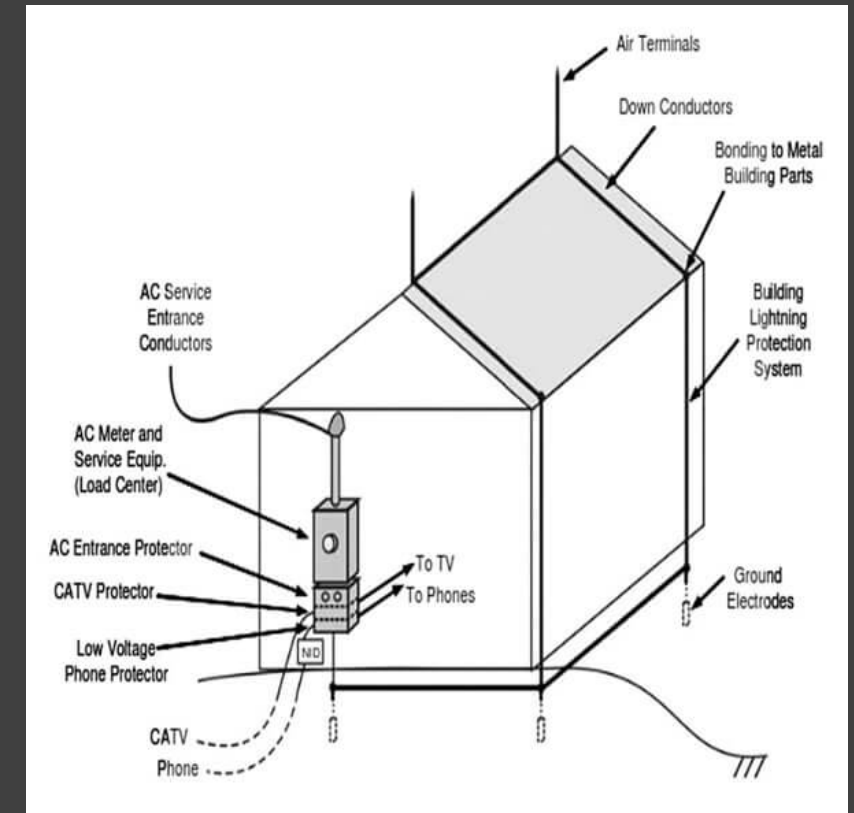
- 1511.7.6.1 Installation on metal edge systems or gutters.
- 1511.7.6.2 Installation on roof coverings.
- SECTION 2703 LIGHTNING PROTECTION SYSTEMS

Chapter 15 Roof Assemblies and Rooftop Structures



Type: Addition

1511.7.6 Lightning protection





Chapter 15 Roof Assemblies and Rooftop Structures

Type: Addition

1511.9 Raised-deck systems installed over a roof assembly.

Raised-deck systems installed above a roof assembly shall comply with Sections 1511.9.1 through 1511.9.5.

- Fire
- Support
- Structural
- Drainage
- Accessibility
- Egress



Chapter 18 Soils and Foundations



Type: Addition

1807.2.5 Guards.

Guards shall be provided at retaining walls in accordance with Sections 1807.2.5.1 through 1807.2.5.3.

Exception: Guards are not required at retaining walls not accessible to the public.





Chapter 18 Soils and Foundations

Type: Addition

1807.2.5.1 Where required.

At retaining walls located within 36 inches (914mm) of walking surfaces, a guard shall be required between the walking surface and the open side of the retaining wall where the walking surface is located more than 30 inches (762 mm) measured vertically to the surface or grade below at any point within 36 inches (914mm) horizontally to the edge of the open side. Guards shall comply with Section 1607.9..

1607.9 Loads on handrails, guards, grab bars and seats



Chapter 18 Soils and Foundations

Type: Addition

1807.2.5.2 Height.

Required guards at retaining walls shall comply with the height requirements of Section 1015.3.

- 1015.3-Required guards shall be not less than 42 inches

1807.2.5.3 Opening limitations.

Required guards shall comply with the opening limitations of Section 1015.4.

1015.4 Opening limitations.

- Required guards shall not have openings that allow passage of a sphere 4 inches (102 mm) in diameter from the walking surface to the required guard height.



Chapter 33 Safeguards During Construction

Type: Addition

3302.1 Site safety plan.

The owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, alteration or demolition work. The plan shall be submitted and approved before a building permit is issued. Any changes to the plan shall address the requirements of this chapter and other applicable portions of the International Fire Code, the duties of staff and staff training requirements. The plan shall be submitted for approval in accordance with the International Fire Code.



Chapter 33 Safeguards During Construction

Type: Addition

3302.1.1 Components of site safety plans.

1. Name and contact information of site safety director.
2. Documentation of the training of the site safety director and fire watch personnel.
3. Procedures for reporting emergencies.
4. Fire department vehicle access routes.
5. Location of fire protection equipment, including portable fire extinguishers, standpipes, fire department connections and fire hydrants.

Chapter 33 Safeguards During Construction



Type: Addition

3302.1.1 Components of site safety plans.

6. Smoking and cooking policies, designated areas to be used where approved, and signage locations in accordance with the International Fire Code..
7. Location and safety considerations for temporary heating equipment.
8. Hot-work permit plan (welding, torch, etc.)
9. Plans for control of combustible waste material.



Chapter 33 Safeguards During Construction

Type: Addition

3302.1.1 Components of site safety plans.

10. Locations and methods for storage and use of flammable and combustible liquids and other hazardous materials.
11. Provisions for site security and, where required, for a fire watch
12. Changes that affect this plan
13. Other site-specific information required by the International Fire Code.



Chapter 33 Safeguards During Construction

Type: Addition

3302.3 Daily fire safety inspection.

The site safety director shall be responsible for the completion of a daily fire safety inspection at the project site. Each day, all building and outdoor areas shall be inspected to ensure compliance with the inspection list in this section. The results of each inspection shall be documented and maintained on-site until a certificate of occupancy has been issued.

Documentation shall be immediately available for on-site inspection and review.



Chapter 33 Safeguards During Construction

Type: Addition

3302.3.1 Violations.

Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 114.1 and shall result in the issuance of a notice of violation to the site safety director in accordance with Section 114.2. Upon the third offense, the building official is authorized to issue a stop work order in accordance with Section 115, and work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the building official.



Chapter 33 Safeguards During Construction

Type: Clarification

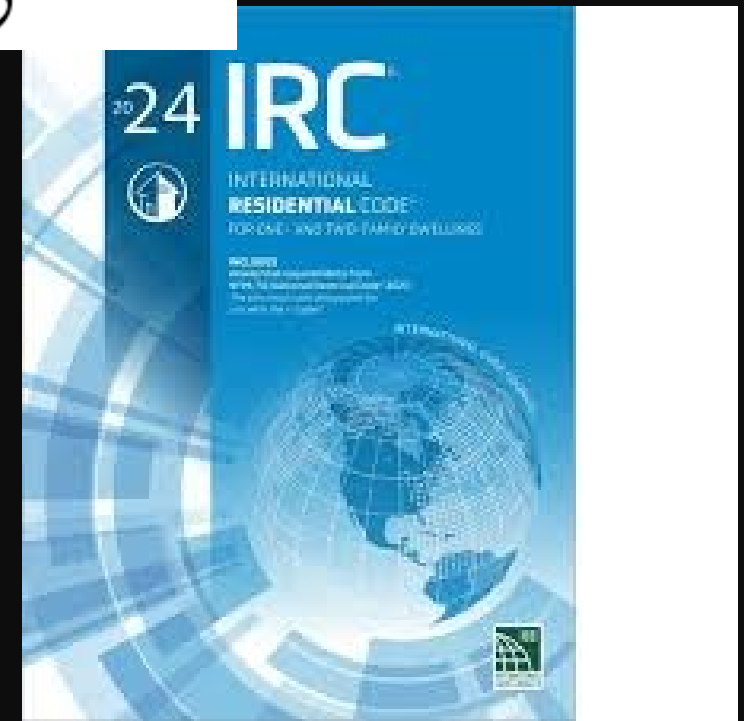
SECTION 3307

PROTECTION OF ADJACENT PROPERTY

Adjacent public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjacent property advising them that the excavation is to be made and that the adjacent property should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.



2024 International Residential Code (IRC)





Chapter 1 Scope and Administration

Type: Clarification

R102.6.1 Additions, alterations, change of use or repairs.

Where additions, alterations or changes of use to an existing structure result in a use, occupancy, height or means of egress outside the scope of this code, the building shall comply with the International Existing Building Code.

Chapter 1 Scope and Administration



Type: Addition

R111.1 Connection of service utilities.

A person shall not make connections from a utility, a source of energy, fuel or power, or water system or sewer system to any building or system that is regulated by this code for which a permit is required, until approved by the building official.



Revcord Remote inspections

- Flatwork
- C-final
- Electric water heaters
- T-pole
- Certain re-inspections
- HVAC change outs
- Windows
- Solar Finals
- Water and sewer yard lines
- Roof

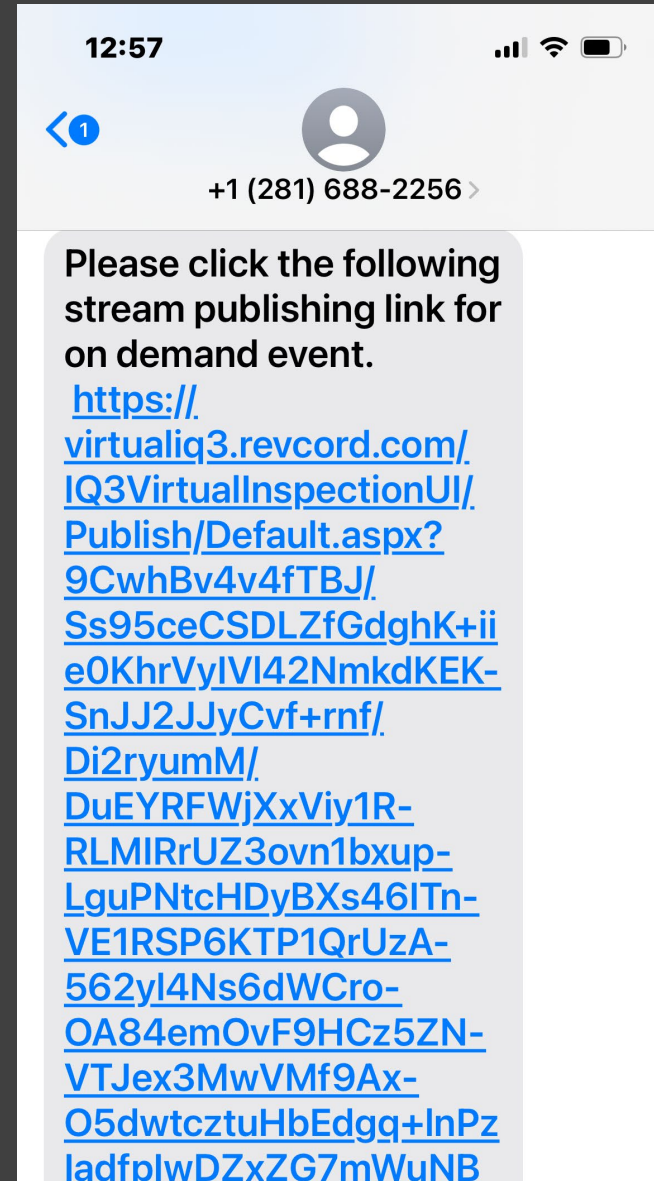


Revcord Remote inspections

Will continue with IRC next meeting.

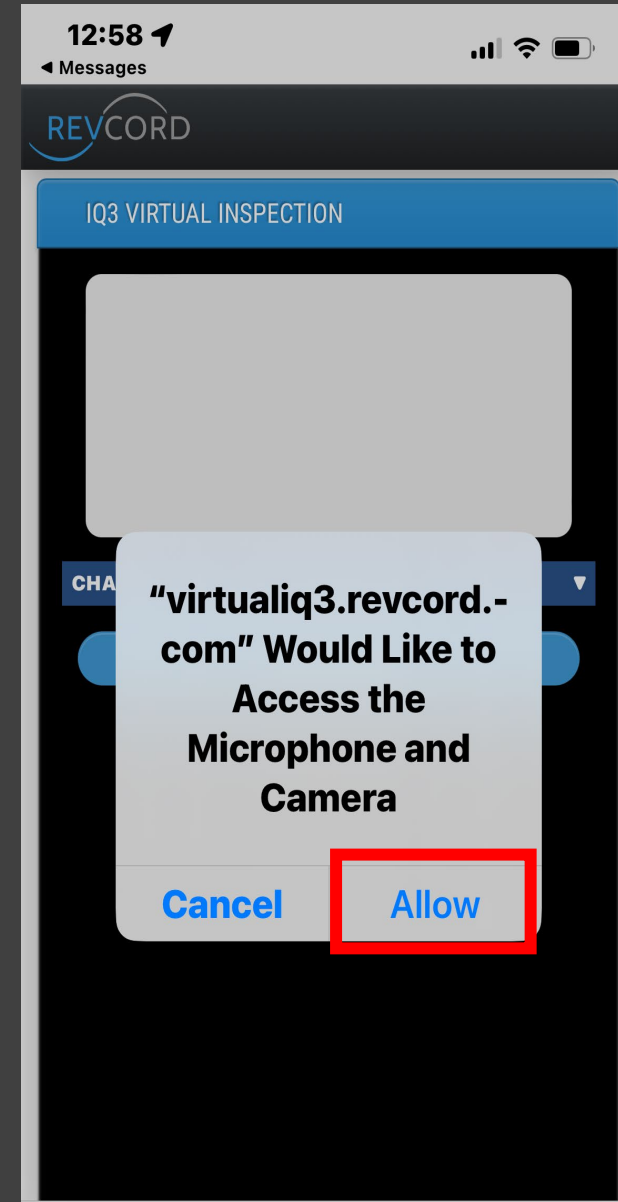


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Revcord Remote inspections



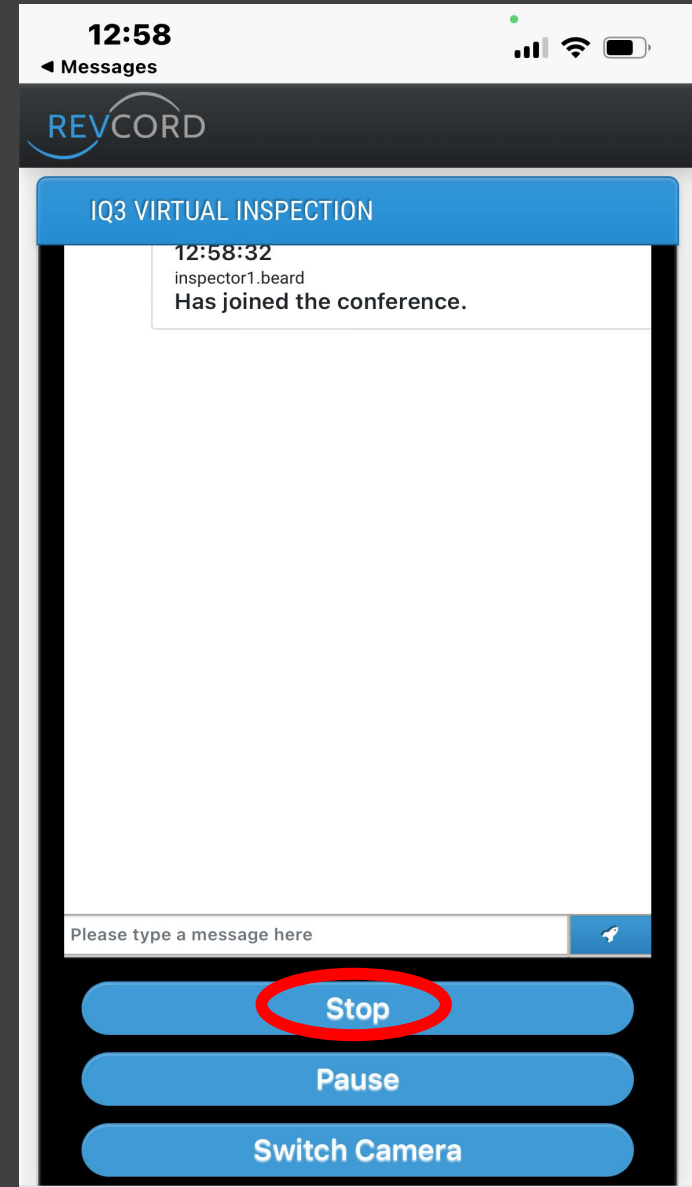


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Open discussion-Questions and Answer





Thank you for Attending!

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