



# City of Hutto

## Agenda

### **Building and Standards Commission Meeting Tuesday, December 15, 2020 at 7:00 PM Executive Conference Room**

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In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at [www.huttotx.gov](http://www.huttotx.gov)

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1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Building and Standards Commission on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

*[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]*

4. AGENDA ITEMS

Consideration and possible action on the Hutto ISD request for an equivalent solution for Sections 1109 of the 2018 International Building Code Code for the purposes of constructing new plumbing features at 573 Chris Kelley Boulevard.

4 - 15

[Agenda Item Report - AIR-20-442 - Pdf](#)

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the December 15, 2020 Building and Standards Commission was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on December 11, 2020 at 3:00 P.M.



  
Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at [City.Secretary@huttox.gov](mailto:City.Secretary@huttox.gov) or call (512) 759-4033 for assistance.



Building and Standards Commission  
**AGENDA ITEM REPORT**



**To:** Building and Standards Commission  
**Subject:** Consideration and possible action on the Hutto ISD request for an equivalent solution for Sections 1109 of the 2018 International Building Code Code for the purposes of constructing new plumbing features at 573 Chris Kelley Boulevard.  
**Meeting:** Building and Standards Commission - 15 Dec 2020  
**Department:** Development Services  
**Staff Contact:** Ashby Grundman

**BACKGROUND INFORMATION:**

Hutto ISD is proposing an addition the stadium and is considered A5 Occupancy (Stadium) and has a total occupancy of 10,400 people. The ISD is seeking consideration in a reduction in the number of code required plumbing fixtures.

The IBC requirements are below:

Restrooms – Water closet compartments / Lavatories at least 5% but not less than 1 shall be accessible calculated by total fixtures in each bathroom. (IBC 1109.2.2 / 1109.2.3)  
at least 5% but not less than 1 shall be accessible. In rooms with combined 6 or more compartments at least 5% shall be ambulatory.

	Male	W/A	Female	W/A
Water Closet (1109.2.2)	51	3	100	5
Lavatories (1109.2.3)	26	2	35	2
Water Fountain (1109.5.1-1109.5.2)	6 total - 3 Wheelchair accessible			
Service Sink (1109.3)	1 total			

Concessions / ticket booth – at least 1 of each type provided shall be accessible.  
(IBC 1109.12.3)

The ISD is proposing the following:

For Phase I, a total of 143 plumbing fixtures (35 Men's WC, 16 Men's Lavatories, 67 Women's WC and 22 Women's Lavatories), which is 69 lower than what is required by the IBC.

For Phase II, a total of 221 plumbing fixtures (52 Men's WC, 28 Men's Lavatories, 104 Women's WC and 37 Women's Lavatories), which is greater than what is required by the IBC.

All other proposed building code items will comply with the 2018 IBC and will be reviewed and inspected as the normal protocol.

**FINANCIAL IMPACT:**

Not applicable.

**POLICY IMPLICATIONS:**

Not applicable.

**RECOMMENDATION:**

Staff recommends the equivalent solutions request be approved due to the fact that the stadium will rarely be at maximum capacity.

**ATTACHMENTS:**

[Equivalent Solution Application\\_Redacted](#)



November 24, 2020

Ashby Grundman  
City of Hutto Development Services Department  
500 W. Live Oak St.  
Hutto, Texas 78634

Reference: Modernizations and Improvements to Hutto Memorial Stadium  
Hutto Independent School District  
VLK Project No. 20-081.00

Mr Grundman:

VLK Architects is currently working alongside Hutto Independent School District (HISD) on the improvements of Hutto Memorial Stadium at 573 Chris Kelly Blvd. For your consideration, we are requesting an equivalent solution to reduce the total number of plumbing fixtures required by the International Building Code (IBC) as stated in Ch. 29, Sec 2902, Table 2902.1.

Table 2902.1 states the minimum number of required plumbing fixtures for Occupancy Classification *Assembly: Stadiums, amusements parks, bleachers and grandstands for outdoor sporting events and activities* as follows: "Male WCs: 1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500. Male Lavatories: 1 per 200. Female WCs: 1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520. Female Lavatories: 1 per 150. Drinking Fountains: 1 per 1,000."

VLK Architects requested HISD to track stadium average attendance for all events held, dating back to Fall of 2019. The analysis revealed an average attendance from their highest attended event, varsity football, at 1957 patrons for 7 events held. The highest attended event recorded during the 2018-2019 year was senior graduation, attended by 6,500. At a stadium capacity of 7,000 existing seats, average utilization for the 8 largest events (7 varsity football games plus senior graduation) was 36%.

VLK Architects has worked with HISD and determined a newly designed seating capacity of 10,000 (5,500 home, 4,500 visitor) for the improvement project as stated, with future capacity capped at 11,000. At a 36% utilization rate for the new seating capacity, total plumbing fixtures required by the IBC would equal 66 (*Men's WCs: 23, Men's Lavatories: 9, Women's WCs: 43, Women's lavatories: 12*). For your consideration, we are requesting to reduce the total number of plumbing fixtures required by the IBC, by modifying the total occupant load from 10,000 to 6,500 to match the highest recorded attendance set during the Fall of 2019. This equates to a total of 102 plumbing fixtures required (*Men's WCs: 35, Men's Lavatories: 16, Women's WCs: 67, Women's Lavatories: 22*). (Refer to Exhibit 'A'.) Compare this to the total existing plumbing fixture count of 47 fixtures.

Upon completion of this project, HISD will make considerations for phase two of improvements to Hutto Memorial Stadium in a future bond election. Outlined in phase two is an expansion of the current designed seating capacity from 10,000 to 11,000, new visitor concessions and restrooms, and a new field house. Phase two of the improvements would address the existing plumbing deficiencies set forth in phase one. The IBC will require a total plumbing fixture count of 157 (*Men's WCs: 52, Men's Lavatories 28, Women's WCs: 104, Women's Lavatories 37*). Phase two would address and account for this total.

VLK Architects is familiar with jurisdictions throughout the state and country that have worked with school districts with similar requests. For your consideration, House Bill 159 in the State of Alabama was amended and passed May 28, 2019. (Refer to Exhibit 'B'.) The amendment applies to any existing public

or private high school sports stadiums "...for which otherwise applicable state or local building or plumbing codes or state or local laws or regulations would require a change in the amount of plumbing fixtures..." The amendment noted changes to the number of required plumbing fixtures in a stadium as follows:

1. Men's restrooms shall be equipped with all the following:
  - a. One ~~toilet~~ plumbing fixture per 200 seats for the first 1,500 seats of total stadium occupancy.
  - b. One ~~toilet~~ plumbing fixture per 250 seats for the next 1,500 seats of total stadium occupancy.
  - c. One ~~toilet~~ plumbing fixture per 500 seats for any remainder of total stadium occupancy.
  - d. One lavatory per 300 seats.
2. Women's restrooms shall be equipped with all the following:
  - a. One ~~toilet~~ plumbing fixture per 75 seats for the first 1,520 seats of total stadium occupancy.
  - b. One ~~toilet~~ plumbing fixture per 125 seats for the next 1,520 seats of total stadium occupancy.
  - c. One ~~toilet~~ plumbing fixture per 175 seats for any remainder of total stadium occupancy.
  - d. One lavatory per 300 seats.

Under these guidelines, plumbing fixture requirements for master planned occupancy (11,000) for the improvements to Hutto Memorial Stadium would equate to a total count of 65 (Men's WCs: 19, Men's Lavatories: 18, Women's WCs: 46, Women's Lavatories: 18).

In our professional opinion, the granting of this equivalent solution to reduce the total occupancy and associated required plumbing fixtures will not be detrimental to the attendees, nor substantially increase congestion in the reduced plumbing facilities. Doing so otherwise would create an unnecessary hardship on HISD to maintain facilities outside of the largest held events.

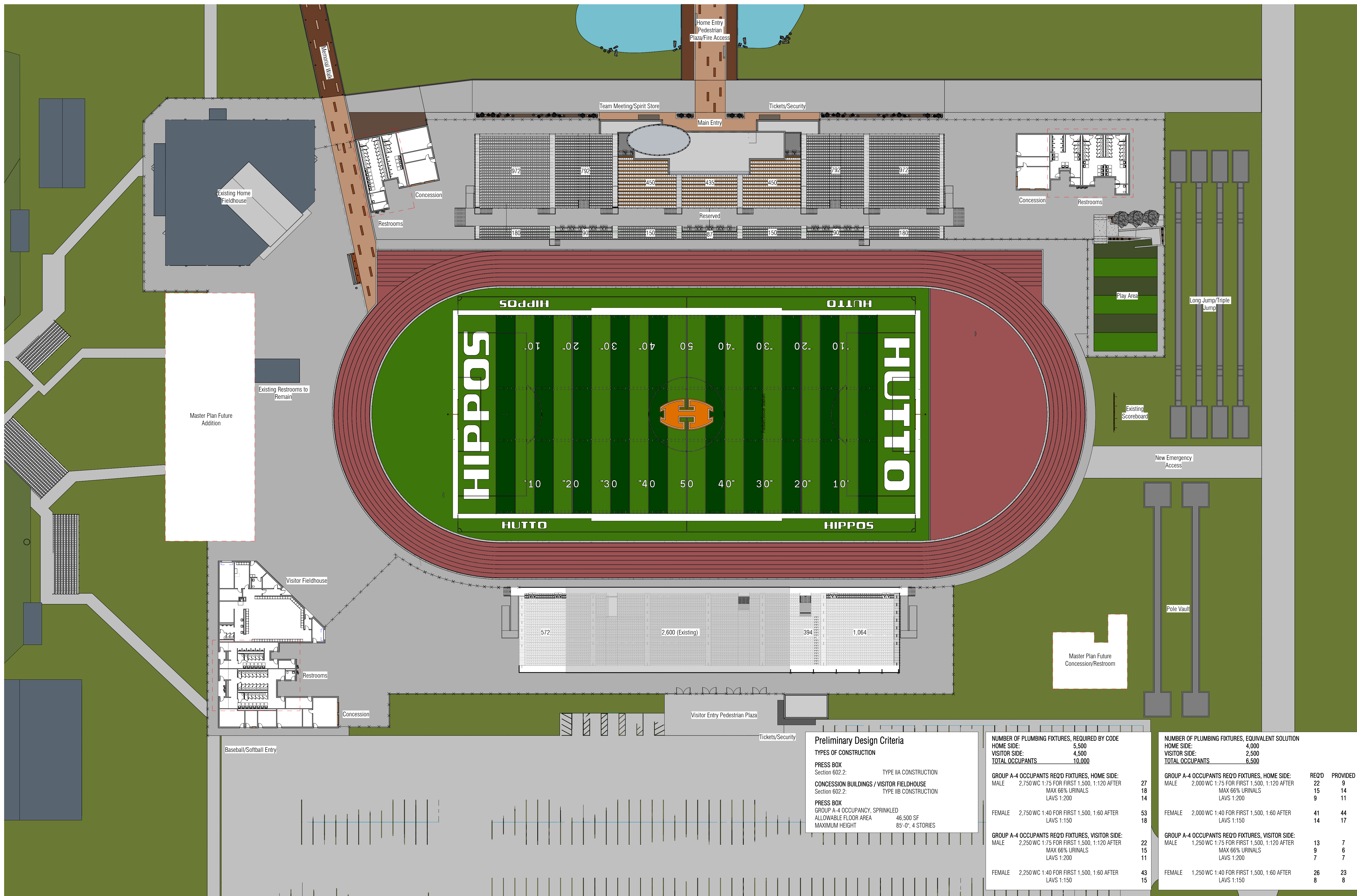
Should you have any questions, please do not hesitate to contact me.

Sincerely,



Tim Kunz  
Principal

Attachment – (Exhibit A), (Exhibit B)



**Preliminary Design Criteria**

TYPES OF CONSTRUCTION	
PRESS BOX Section 602.2	TYPE IA CONSTRUCTION
CONCESSION BUILDINGS / VISITOR FIELDHOUSE Section 602.2	TYPE IB CONSTRUCTION
PRESS BOX	GROUP A-4 OCCUPANCY, SPRINKLED
ALLOWABLE FLOOR AREA	46,500 SF
MAXIMUM HEIGHT	85'-0", 4 STORIES

**NUMBER OF PLUMBING FIXTURES, REQUIRED BY CODE**

	HOME SIDE	VISITOR SIDE	TOTAL OCCUPANTS
GROUP A-4 OCCUPANTS REQ'D FIXTURES, HOME SIDE:			
MALE	2,750 WC 1:75 FOR FIRST 1,500, 1:120 AFTER	27	27
	MAX 66% URINALS	18	18
	LAVS 1:200	14	14
FEMALE	2,750 WC 1:40 FOR FIRST 1,500, 1:60 AFTER	53	53
	LAVS 1:150	18	18
GROUP A-4 OCCUPANTS REQ'D FIXTURES, VISITOR SIDE:			
MALE	2,250 WC 1:75 FOR FIRST 1,500, 1:120 AFTER	22	22
	MAX 66% URINALS	15	15
	LAVS 1:200	11	11
FEMALE	2,250 WC 1:40 FOR FIRST 1,500, 1:60 AFTER	43	43
	LAVS 1:150	15	15

**NUMBER OF PLUMBING FIXTURES, EQUIVALENT SOLUTION**

	HOME SIDE	VISITOR SIDE	TOTAL OCCUPANTS	REQ'D	PROVIDED
GROUP A-4 OCCUPANTS REQ'D FIXTURES, HOME SIDE:					
MALE	2,000 WC 1:75 FOR FIRST 1,500, 1:120 AFTER	22	22	22	9
	MAX 66% URINALS	15	15	14	14
	LAVS 1:200	9	9	9	11
FEMALE	2,000 WC 1:40 FOR FIRST 1,500, 1:60 AFTER	41	41	44	44
	LAVS 1:150	14	14	17	17
GROUP A-4 OCCUPANTS REQ'D FIXTURES, VISITOR SIDE:					
MALE	1,250 WC 1:75 FOR FIRST 1,500, 1:120 AFTER	13	13	7	7
	MAX 66% URINALS	9	9	6	6
	LAVS 1:200	7	7	7	7
FEMALE	1,250 WC 1:40 FOR FIRST 1,500, 1:60 AFTER	26	26	23	23
	LAVS 1:150	8	8	8	8

**SITE PLAN - PHASE ONE - EXHIBIT 'A'**  
 TRUE NORTH  
 SCALE: 1" = 30'-0"



**HUTTO INDEPENDENT SCHOOL DISTRICT**  
**Modernizations and Improvements to Hutto Memorial Stadium**  
**HUTTO, TEXAS**



**11/24/20** NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

- 1 HB159
- 2 197118-4
- 3 By Representatives Lee, Clouse and Sorrells
- 4 RFD: State Government
- 5 First Read: 19-MAR-19



HB159

1

2 ENROLLED, An Act,

3 Relating to education; to add Section 16-1-2.3 to  
4 the Code of Alabama 1975, to reduce the required number of  
5 restroom fixtures provided at public or private high school  
6 sports stadiums for each sex based on total stadium occupancy.

7 BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

8 Section 1. Section 16-1-2.3 is added to Chapter 1,  
9 Title 16 of the Code of Alabama 1975, to read as follows:

10 §16-1-2.3.

11 (a) This section applies to all of the following:

12 (1) Any existing public or private high school  
13 sports stadium for which otherwise applicable state or local  
14 building or plumbing codes or state or local laws or  
15 regulations would require a change in the amount of plumbing  
16 fixtures on or after the effective date of the act adding this  
17 section.

18 (2) Public or private high school sports stadiums  
19 constructed on or after the effective date of the act adding  
20 this section.

21 (b) Notwithstanding any otherwise applicable state  
22 or local building or plumbing codes or state or local laws or  
23 regulations that specifically pertain to the number of  
24 required plumbing fixtures in a stadium, stadiums described in  
25 subsection (a) shall meet the following requirements:

HB159

1 (1) Men's restrooms shall be equipped with all the  
2 following:

3 a. One ~~toilet~~ plumbing fixture per 200 seats for the  
4 first 1,500 seats of total stadium occupancy.

5 b. One ~~toilet~~ plumbing fixture per 250 seats for the  
6 next 1,500 seats of total stadium occupancy.

7 c. One ~~toilet~~ plumbing fixture per 500 seats for any  
8 remainder of total stadium occupancy.

9 d. One lavatory per 300 seats.

10 (2) Women's restrooms shall be equipped with all the  
11 following:

12 a. One ~~toilet~~ plumbing fixture per ~~100~~ 75 seats for  
13 the first 1,520 seats of total stadium occupancy.

14 b. One ~~toilet~~ plumbing fixture per ~~150~~ 125 seats for  
15 the next 1,520 seats of total stadium occupancy.

16 c. One ~~toilet~~ plumbing fixture per ~~300~~ 175 seats for  
17 any remainder of total stadium occupancy.

18 d. One lavatory per 300 seats.

19 (c) In men's restrooms, urinals may be installed or  
20 substituted for plumbing fixtures according to the ratios  
21 provided in the currently applicable state building code or  
22 state plumbing code.

23 ~~(c)~~ (d) The calculation of total occupant load for  
24 each sex shall be done in accordance with the requirements of

HB159

1 the currently applicable state building code and state  
2 plumbing code.

3 ~~(d)~~ (e) Any entity that is entitled to an exemption  
4 from or an exception to the application of federal or state  
5 requirements relating to renovation of existing restroom  
6 facilities, replacement of existing restroom fixtures,  
7 addition of new restroom fixtures, or to construction of new  
8 restroom facilities in existing public or private high school  
9 sports stadiums may also claim an exemption from or an  
10 exception to the requirements of this section under the same  
11 criteria where applicable.

12 ~~(e)~~ (f) This section shall not be construed as  
13 supplanting or superseding any requirements pertaining to the  
14 availability of accessible restroom facilities and fixtures  
15 pursuant to the Americans with Disabilities Act, the 1991 ADA  
16 Standards for Accessible Design, the 2010 ADA Standards for  
17 Accessible Design, or other related or otherwise applicable  
18 federal laws or regulations.

19 ~~(f)~~ (g) This section shall not be construed as  
20 supplanting or superseding any requirements of otherwise  
21 applicable state or local building or plumbing codes or state  
22 or local laws or regulations other than those that  
23 specifically pertain to the number of required restroom  
24 fixtures for each sex based on total stadium occupancy.

HB159

1                   Section 2. This act shall become effective ~~on the~~  
2                   ~~first day of the third month~~ immediately following its passage  
3                   and approval by the Governor, or its otherwise becoming law.

HB159

1

2

*Mac McCutchen*

3

Speaker of the House of Representatives

4

*[Signature]*

5

President and Presiding Officer of the Senate

6

House of Representatives

7

I hereby certify that the within Act originated in  
and was passed by the House 02-MAY-19, as amended.

8

9

10

Jeff Woodard  
Clerk

11

12

13

14

Senate

28-MAY-19

Amended and Passed

15

House

28-MAY-19

Concurred in Sen-  
ate Amendment

16

17

**APPROVED** 6/6/19

**TIME** 9:05am

*Kay Ivey*  
**GOVERNOR**

Alabama Secretary Of State

Act Num...: 2019-338  
Bill Num...: H-157

SENATE ACTION  
(Continued)

DATE: 5-28-19 RD 3 at length  
PASSED  PASSED AS AMENDED   
YEAS 33 NAYS 0  
And was ordered returned forthwith to the House.  
PATRICK HARRIS,  
Secretary

DATE: 20\_\_  
INDEFINITELY POSTPONED YEARS NAYS

DATE: 20\_\_  
RECONSIDERED YEARS NAYS

CONFERENCE COMMITTEE  
Senate Conferees \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This bill having been referred to the Committee on Rules pursuant to Senate Rule 23 is reported to the Senate for assignment to the Committee on:  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
\_\_\_\_\_, Chairperson  
Page 12 of 12

Date: \_\_\_\_\_ Rereferred  
Committee: \_\_\_\_\_