



**City of Houston – Code Change Proposal Form**  
 Building Code Enforcement, Regulatory Affairs  
 1002 Washington Ave., Houston, TX 77002

**INSTRUCTIONS**

- Each code section must be submitted on a separate form.
- Each proposal must be written in legislative format.
- Proposed code changes shall not reduce any fire or life-safety provision without including additional provisions that comply with the intent of the unaltered code, and results in an amendment that is no less equivalent of that prescribed in the code in quality, strength, effectiveness, fire resistance, durability and safety for the purpose intended.
- The justification should address safety impact, enforceability, cost effectiveness, or unique local conditions.
- This proposal form must be completed electronically. Handwritten forms will not be accepted.
- If additional space is needed, please complete page 2.
- Return the form during the established comment period to the Building Code Enforcement Regulatory Affairs office via email at [heath.wierck@houstontx.gov](mailto:heath.wierck@houstontx.gov) or [michael.howard@houstontx.gov](mailto:michael.howard@houstontx.gov).

**CONTACT INFORMATION**

Heath Wierck — 832-394-9171 or Michael Howard — 832-394-9042

<b>Name:</b> <u>TRIAD and COH</u>	<b>Email:</b> <u>Click here to enter text.</u>
<b>Organization:</b> <u>TRIAD, BOMA and City of Houston</u>	<b>Phone:</b> <u>Click here to enter text.</u>
<b>Code:</b> <u>International Building Code</u>	<b>Code Section:</b> <u>3003.4</u>

**Proposed Change in Legislative Format** (new words underlined ~~deleted words struck out~~):

**3003.4 Emergency Hoistway Water Sensor.** Each elevator hoistway within a building shall include a water sensor installed in the hoistway below the landing of the lowest floor level served by the elevator(s) to prevent the elevator(s) from descending into a flooded area. Water sensors shall be installed with a manual reset devise. Automatic water sensor reset devices are prohibited. This code provision shall be retroactive and applicable to all existing structures having elevators.

**Justification:**

**Date:** 10/2/2017

The current Houston amended IBC (2012) requires a water sensor to be installed within the elevator hoistway of high-rise buildings where the elevator serves a floor level located below the floodplain. However, based on an increase in frequency and severity of flood events within the Houston area an increase in life safety measures to prevent all elevators from descending into a flooded area is needed to prevent future injuries, death and property damage. At minimum cost, this addition will increase life safety for building occupants as well as first responders who may need to use an elevator during a flood event. In addition, this proposed code change will likely prevent the costly replacement of the building elevator(s) due to water damage because of descending into a flooded area.

**FOR OFFICE USE ONLY**

Approved       Denied       Modified      Date: [Click here to enter a date.](#)

Comments: [Click here to enter text.](#)