

**ORDINANCE NO. 2014-XX**

**AN ORDINANCE OF THE TOWN OF FAIRVIEW, TEXAS, REPEALING ORDINANCE NO. 2010-2-2D; ADOPTING THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE, AS THE FIRE CODE FOR THE TOWN OF FAIRVIEW; ADDING, AMENDING OR DELETING SECTIONS OF THE INTERNATIONAL FIRE CODE; PROVIDING A SAVINGS CLAUSE; REPEALING PRIOR CODE AND ORDINANCE PROVISIONS IN CONFLICT WITH THIS ORDINANCE SUBJECT TO SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Fairview, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the Town Council of the Town of Fairview deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the Town to adopt and enforce regulations for the purpose of protecting the health, safety and welfare of the citizens of the Town of Fairview and to protect property in the Town from danger of fire and related dangers; and

**WHEREAS**, the Town Council finds that the adoption of model codes promotes uniform construction and provides a minimum standard of safety and desires to adopt the International Fire Code, 2012 Edition, including certain amendments, and with certain exceptions as stated herein; and

**WHEREAS**, the Town Council finds it necessary to amend the provisions of the International Fire Code, 2012 Edition, to address local and regional conditions and to provide a mechanism by which local modifications reflecting the unique needs of the Town of Fairview may be made when deemed appropriate; and

**WHEREAS**, the Town Council desires to save and retain certain fire-protection regulations heretofore enacted by the Town Council in its Fire Code by prior amendment and to repeal all other conflicting Fire Code provisions heretofore adopted;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS:**

**SECTION 1.** That all the foregoing recitals, premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

There is hereby adopted by the Town of Fairview, Texas, for the purpose of establishing rules and regulations for the purpose of protecting the health, safety and welfare of the citizens of and property within the Town of Fairview, Texas, the International Fire Code, 2012 edition, published by the International Code Council, with the exception of such sections thereof as are hereafter deleted, modified, amended or not adopted by this Ordinance, and the same are hereby adopted and incorporated herein, the same as if entirely set out at length herein, and from the date of which this Ordinance shall take effect, the provisions hereof shall be controlling within the corporate limits of the Town of Fairview, Texas. This code shall be known as the "Fire Code" or the "Fairview Fire Code" as an amended Article 5.04 of the Fairview Code of Ordinances. The material contained in the 2012 International Fire Code, 2012 edition, as amended herein, although fully adopted and incorporated by reference in this ordinance, shall not be included in the formal municipal codification of ordinances but shall be maintained as a public record in the office of the Town Secretary and will be available for public inspection and copying during regular business hours.

**SECTION 2.** All ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only

**Repealing Ordinance No. 2010-2-2D; Adopting the 2012 Edition of the International Fire Code**

to the extent of any such conflict; except, however, notwithstanding any other section or provision of this ordinance or the 2012 International Fire Code, this ordinance does not impose new regulations or repeal or otherwise modify certain existing regulations that were enacted before January 1, 2009, requiring automatic sprinkler fire suppression systems in certain one- or two-family dwellings (those having 4999 or more square feet), it being the intention of the Town Council for those existing regulations to continue in force and effect after January 1, 2009, unless and until the Town Council expressly enacts any ordinance, bylaw, order, code or rule expressly modifying or repealing those regulations. In the event of any contradiction between this exception and any other provision of this ordinance or any other ordinance in the Code of Ordinances, or the 2012 International Fire Code or other applicable codes or laws, as amended, this Section shall prevail to the fullest extent necessary to retain existing regulations that were enacted before January 1, 2009, requiring automatic sprinkler fire suppression systems in certain one- or two-family dwellings (those having 4999 or more square feet).

**SECTION 3.** Except as provided for in Section 2, or as expressly set forth in other provisions of this ordinance, the following sections of the Fairview Code of Ordinances, Article 5.04 Fire Code, are further added, deleted, modified or amended so that the following sections shall read as indicated below:

*Section 5.04.001 of the Fairview Code of Ordinances shall be amended to read as follows:*

**Sec. 5.04.001 Code adopted**

(a) Adoption.

(1) A certain document, a copy of which is on file in the office of the town secretary, being marked and designated as the International Fire Code, including appendix chapters B and D, as published by the International Code Council, as amended by the recommended amendments of the North Central Texas Council of Governments and additional local amendments, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the town, and providing for the issuance of permits for hazardous uses or operations, and each and all of the regulations, provisions, conditions and terms of such International Fire Code, 2012 edition, published by the International Code Council, as amended by the North Central Texas Council of Governments' recommended amendments and local amendments—except as otherwise expressly set forth by ordinance—both of which code and amendments are on file in the office of the town secretary, are hereby referred to, adopted and made a part hereof as if fully set out herein.

(2) Copies of the International Fire Code, along with any amendments thereto, are available for review during normal business hours in the office of the town secretary.

(b) Penalties.

(1) Any person, firm or corporation violating any provision of the code herein adopted, as amended, and any additional fire protection regulations adopted by the Town, shall be deemed guilty of a misdemeanor and, upon conviction, fined in an amount not to exceed \$2,000.00 for each violation.

(2) Each day a violation shall continue shall constitute a separate offense punishable hereunder.

(3) Violations may also be punished by civil penalties imposed after suit. The amount of such civil penalties shall be the amount up to the maximum allowed by law.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.**

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Darion Culberson, Mayor

**ATTESTED TO AND CORRECTLY  
RECORDED:**

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Caitlin Smalley, Town Secretary

**Date(s) of Publication:** \_\_\_\_\_, in the \_\_\_\_\_.

Section 5.04.002 of the Fairview Code of Ordinances shall be amended to read as follows:

## Exhibit "A"

### Amendments to the 2012 International Fire Code North Central Texas Council of Governments region

The following sections, paragraphs, and sentences of the 2012 *International Fire Code* are hereby amended as follows: Standard type is text from the IFC. Underlined type is text inserted. ~~Lined through type is deleted text from IFC.~~

**Explanation of Options A, B, and C:**

Please note that as there is a wide range in fire fighting philosophies/capabilities of cities across the region, OPTIONS "A", "B", and "C" are provided in the Fire and Building Code amendments. **The Town of Fairview hereby adopts Option B.**

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**Section 102.1; change #3 to read as follows:**

- Existing structures, facilities and conditions when required in Chapter 11 or in specific sections of this code.

*(Reason: To clarify that there are other provisions in the fire code applicable to existing buildings that are not located in Chapter 11, such as Section 55 Premises Identification.)*

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**Section 102.7; change to read as follows:**

**102.7 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 80, and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

**102.7.1 Conflicts.** Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

**102.7.2 Provisions in referenced codes and standards.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code and any adopted amendments, the provisions of this code and any adopted amendments, as applicable, shall take precedence over the provisions in the referenced code or standard.

*(Reason: To be consistent with the State of Texas, other referenced codes must be specifically adopted)*

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**Section 104.12; add section to read as follows:**

104.12 Fire Prevention bureau personnel and police. The chief and members of the fire prevention bureau shall have the power to issue citations for violations of this code. When requested to do so by the fire chief, the chief of police is authorized to assign such available police officers as necessary to assist the fire department in enforcing the provisions of this code.

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**Section 105.3.3; change to read as follows:**

**105.3.3 Occupancy Prohibited before Approval.** The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

*(Reason: For clarity to allow for better understanding in areas not requiring such permits, such as unincorporated areas of counties. This amendment may be struck by a city.)*

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**Section 105.7; add Section 105.7.17 to read as follows:**

**105.7.17 Smoke control or exhaust systems.** Construction permits are required for smoke control or exhaust systems as specified in Section 909 and Section 910 respectively. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

*(Reason: Section 105.7.17 adds construction permit requirements for smoke control and exhaust systems, which are required fire protection systems by Chapter 9 of the fire code to ensure proper design and installation of such systems. These changes reflect local practices of municipalities in this region.)*

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**Section 105.7; add Section 105.7.18 to read as follows:**

**105.7.16 Electronic access control systems.** Construction permits are required for the installation or modification of an electronic access control system, as specified in Section 503 and Section 1008. A separate construction permit is required for the installation or modification of a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

*(Reason: Section 105.7.18 adds construction permit requirements for electronic access control systems for electric security gates and exit doors to ensure proper design and installation of such systems. These changes reflect local practices of municipalities in this region.)*

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**Section 202; amend and add definitions to read as follows:**

**[B] AMBULATORY CARE FACILITY.** Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

*(Reason: to clarify the range of uses included in the definition)*

**[B] ATRIUM.** An opening connecting ~~two~~ three or more stories... *{remaining text unchanged}*

*(Reason: Accepted practice in the region based on legacy codes. IBC Section 1009 permits unenclosed two story stairways under certain circumstances.)*

**FIRE WATCH.** A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the fire code official, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

*(Reason: Clearly defines options to the fire department for providing a fire watch.)*

**FIREWORKS.** Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration, or detonation, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.4G fireworks or 1.3G fireworks as set forth herein. ...{remainder of text unchanged}...

*(Reason: Increased safety from fireworks related injuries.)*

### **Options B and C**

**HIGH-PILED COMBUSTIBLE STORAGE:** *add a second paragraph to read as follows:*

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq.ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified, a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

*(Reason: To provide protection for worst-case scenario in flexible or unknown situations.)*

### **Options B and C**

**HIGH-RISE BUILDING.** A building with an occupied floor located more than ~~75~~ 55 feet (~~22-860~~ 16 764 mm) above the lowest level of fire department vehicle access.

*(Reason: To provide a definition that reflects regional practices.)*

**REPAIR GARAGE.** A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

*(Reason: To further clarify types of service work allowed in a repair garage, as well as to correspond with definition in the IBC.)*

**SELF-SERVICE STORAGE FACILITY.** Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

*(Reason: To provide a definition that does not exist in the code.)*

**STANDBY PERSONNEL.** Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be as normally calculated by the jurisdiction.

*(Reason: To provide a definition that does not exist in the code.)*

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**Section 307.1.1; change to read as follows:**

**307.1.1 Prohibited open burning.** Open burning shall be prohibited that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

Exception: {No change.}

*(Reason: Maintains current local requirements based on legacy and 2009 IFC requirements.)*

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**Section 307.2; change to read as follows:**

**307.2 Permit required.** A permit shall be obtained from the *fire code official* in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or open burning ~~a bonfire~~. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality guidelines and/or restrictions.
2. State, County, or Local temporary or permanent bans on open burning.
3. Local written policies as established by the *fire code official*.

*(Reason: Amendments to 307.2, 307.4, 307.4.3, and 307.5 better explain current requirements and recognize that jurisdictions have local established policies that best fit their environments.)*

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**Section 307.3; change to read as follows:**

**307.3 Extinguishment authority.** ~~When open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained, the fire code official is authorized to order the extinguishment of the open burning operation.~~ The fire code official is authorized to order the extinguishment by the permit holder, another person responsible or the fire department of open burning that creates or adds to a hazardous or objectionable situation, or when the smoke is deemed offensive.

*(Reason: Maintains current local requirements based on legacy and 2009 IFC requirements.)*

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**Section 307.4; change to read as follows:**

**307.4 Location.** The location for open burning shall not be less than ~~50 300~~ feet (45-240 91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within ~~50 300~~ feet (45-240 91 440 mm) of any structure.

Exceptions: add a section 3 & 4 to read as follows:

3. Permits may be issued by the Fire Marshal for burning of natural vegetation if fire is located on properties of 10 acres or greater and if all the following are met:
  - a. The burn site must only contain natural vegetation,
  - b. A water supply must be on site and capable of preventing fire from spreading away from burn site,
  - c. The burn site must not be within 300 feet of any structure or within 25 feet of a property line,
  - d. The day must be a burn day as designated by the Fairview Fire Chief or his designee and usually is in conjunction with the Collin County Fire Marshal's requirements.
4. Fire pits must not contain a fire greater than 3 feet in diameter and 2 feet in height and shall be surrounded on the outside, aboveground, by a non-combustible material such as steel, brick, or

masonry. The fire pit bottom must be at least 6 inches below the outer ring of the fire pit.

*(Reason: Amendments to 307.2, 307.4, 307.4.3 and 307.5 better explain current requirements and recognize that jurisdictions have local established policies that best fit their environments.)*

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**Section 307.4.3, Exceptions: add exception #2 to read as follows:**

**Exceptions:**

2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

*(Reason: Amendments to 307.2, 307.4, 307.4.3 and 307.5 better explain current requirements and recognize that jurisdictions have local established policies that best fit their environments.)*

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**Section 307.4.4 and 5; add section 307.4.4 and 307.4.5 to read as follows:**

**307.4.4 Permanent outdoor firepit.** Permanently installed outdoor firepits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material.

**Exception:** Permanently installed outdoor fireplaces constructed in accordance with the International Building Code.

**307.4.5 Trench Burns.** Trench burns shall be conducted in air curtain trenches and in accordance with Section 307.2.

*(Reason: Amendments to 307.2, 307.4, 307.4.3 and 307.5 better explain current requirements and recognize that jurisdictions have local established policies that best fit their environments.)*

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**Section 307.5; change to read as follows:**

**307.5 Attendance.** Open burning, trench burns, bonfires, recreational fires, and use of portable outdoor fireplaces shall be constantly attended until the... {remainder of section unchanged}

*(Reason: Amendments to 307.2, 307.4, 307.4.3 and 307.5 better explain current requirements and recognize that jurisdictions have local established policies that best fit their environments.)*

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**Section 308.1.1; add sentence to read as follows:**

Unmanned free-floating devices containing an open flame or other heat source, such as but not limited to sky lanterns shall be prohibited.

*(Reason: Wildland and inherent fire risk presented by allowing an airborne open flame.)*

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**Section 308.1.4; change to read as follows:**

**308.1.4 Open-flame cooking devices.** ~~Charcoal burners and other o~~Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be operated-located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

**Exceptions:**

1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 lbs (5 containers).



2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs (2 containers).
3. {No change.}

*(Reason: Decrease fire risk in multi-family dwellings and minimizes ignition sources and clarify allowable limits for 1 & 2 family dwellings, and allow an expansion for sprinklered multi-family uses. This amendment adds clarification and defines the container size allowed for residences.)*

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**Section 308.1.6.2, Exception #3; change to read as follows:**

**Exceptions:**

3. Torches or flame-producing devices in accordance with Section ~~308.4~~ 308.1.3.

*(Reason: Section identified in published code is inappropriate.)*

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**Section 311.5; change to read as follows:**

**311.5 Placards.** ~~Any~~ The fire code official is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards, ~~shall be marked~~ as required by Section 311.5.1 through 311.5.5.

*(Reason: There may be situations where placarding is not desired or necessary; also clarifies intent that it is not the fire code official's responsibility to provide the placard.)*

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**Section 401.9; add Section 401.9 to read as follows:**

**401.9 False Alarms and Nuisance Alarms.** False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

*(Reason: Places the responsibility on the business or property owner to maintain their fire alarm systems in approved condition. Allows the enforcement of "prohibition of false alarms". Replaces text lost from the 1997 Code.)*

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**Section 403.3; change Section 403.3 and add Sections 403.3.1 and 403.3.2 to read as follows:**

**403.3 Crowd managers.** Trained crowd managers shall be provided for facilities or events where ~~more than 4,000~~ 250 or more persons congregate. The minimum number of crowd managers shall be established at a ratio of one crowd manager to every 250 persons. ~~Where approved by the fire code official, the ratio of crowd managers shall be permitted to be reduced where the facility is equipped throughout with an approved automatic sprinkler system or based upon the nature of the event.~~

**Exceptions:**

1. The number of crowd managers may be reduced by up to fifty percent when, in the opinion of the code official, the fire protection provided by the facility and the nature of the event warrant a reduction
2. Assembly occupancies used exclusively for religious worship with an occupant load not exceeding 1,000.

**403.3.1 Training.** Training for crowd managers shall be approved and shall be based upon a valid job task analysis.

**403.3.2 Duties.** The duties of crowd managers shall include:

- a. An inspection of the area of responsibility to identify and address any egress barriers
- b. An inspection of the area of responsibility to identify and mitigate any fire hazards
- c. Ensure compliance with all permit conditions, including those governing pyrotechnics and other special effects
- d. To direct and assist the event attendees in evacuation during an emergency
- e. Assist emergency response personnel if requested.
- f. Other duties outlined by the Fire Code Official
- g. Other duties outlined in the Emergency Plan

*(Reason: The published code has no requirement for crowd managers until the occupant load in a public assembly reaches 1,000, then the code requires five trained crowd managers for an occupant load of 1001. Smaller venues sometimes place the public at greater risk than large ones for many reasons, including the fact that larger facilities have greater requirements for other fire protection features. The formatting change to place the potential reduction in the number of crowd managers in an exception is editorial; the exception was also changed to limit the reduction to half of the required number of crowd managers. The published code requires "trained crowd managers", but doesn't provide any guidance or describe what that training should entail. This has been an ongoing issue for enforcement personnel.)*

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**Section 501.4; change to read as follows:**

**501.4 Timing of installation.** When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure. ~~, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.~~

*(Reason: Reflects current practice in the region relative to ensuring fire department and EMS access during construction, which can be a time of increased frequency for emergency incidents.)*

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**Section 503.1.1; add sentence to read as follows:**

Except for single- or two-family residences, the 150 feet (150') shall be measured along a ten foot (10') wide unobstructed pathway around the external walls of the structure. The grade shall not exceed six (6) percent. The provision of this section notwithstanding, fire lanes may be required to be located within thirty (30') feet of a building if deemed to be reasonably necessary by the fire chief to enable proper protection of the building. A five (5') foot wide level pathway shall be provided unobstructed through all barriers. A continuous row of parking between the fire lane and the structure shall be considered a barrier.

Fire lane and access easements shall be provided to serve all buildings through parking areas, to service entrances of buildings, loading areas and trash collection areas, and other areas deemed necessary to be available to fire and emergency vehicles. The fire chief is authorized to designate additional requirements for fire lanes where the same is reasonably necessary so as to provide access for fire and rescue personnel.

Fire lanes provided during the platting process shall be so indicated on the plat as an easement. Where fire lanes are provided and a plat is not required, the limits of the fire lane shall be shown on a site plan and placed on permanent file with the fire marshal and town planning department.

No owner or person in charge of any premises served by a fire lane or access easement shall abandon,

restrict or close any fire lane or easement without first securing from the Town of Fairview, approval of an amended plat or other acceptable legal instrument showing the removal of the fire lane.

*(Reason: Recognizes that the hose lay provision can only be measured along a pathway that is wide enough for fire fighter access.)*

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**Section 503.1.2; shall be amended to add the following language to the paragraph as follows:**

All structures and subdivisions shall provide two points of access. The two points of access shall be a minimum of 140 feet apart. The maximum cul-de-sac length shall not exceed 600' in length as measured from the centerline of the intersection, street to the center point of the radius.

*Section 503.1.2 shall be further amended to add exception 1, to read as follows:*

Exception 1. All buildings and facilities located on a single fire apparatus access road longer than 600 feet—including a one- or two-family dwelling regardless of size must have an approved automatic fire suppression system in accordance with chapter 9 of this Code.

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**Section 503.2.1; change to read as follows:**

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than ~~20~~ 24 feet (~~6096 mm~~ 7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than ~~13 feet 6 inches (4115 mm)~~ 14 feet (4267 mm).

Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.

Any such fire lane easements shall either connect both ends to a dedicated street or be provided with a turnaround having a minimum outer radius of 50 feet. If two or more interconnecting lanes are provided, interior radius for that connection shall be required in accordance with the following:

For 90 degree or greater turns only

24' fire lane - minimum radius 30'

30' fire lane - minimum radius 20'

*(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus during a fire or EMS emergency.)*

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**Section 503.2.2; change to read as follows:**

**503.2.2 Authority.** The fire code official shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.

*(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in fire fighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus during a fire or EMS emergency.)*

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**Section 503.3; change to read as follows:**

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**503.2.3 Surface.** Fire lanes shall be constructed of concrete surface capable of supporting the imposed loads of a 2-axle, 75,000 lb. fire apparatus. The design shall be based on the geotechnical investigation of the site, but shall meet the stated minimums, as follows. Those portions of the fire lane within sixty feet (60') of the structure to be protected shall be constructed with 6-inch thick, 3,500 psi concrete with No. 3 bars spaced 18 inches on centers both ways and with sub-grade to a density not less than 95 percent as determined by TSDHPT Test Method Tex-113. Whenever forty percent (40%) of existing, non-conforming fire lanes are replaced within a twelve month period, the entire fire lane shall be replaced according to current standards.

All fire lanes shall be maintained and kept in a good state of repair at all times by the owner and the Town of Fairview shall not be responsible for the maintenance thereof. It shall further be the responsibility of the owner to insure that all fire lane markings required by Sec. 503.3 be kept so that they are easily distinguishable by the public.

Exception: The fire chief or code official may allow for the secondary emergency access route in accordance with section 503.1.2 to be constructed using "Grass Crete" blocks where grass can grow through the blocks provided this secondary emergency access route is:

1. Maintained in such a way as to not impede the flow of emergency traffic at any time in accordance with section 503.4;
2. Is maintained such that the support weight requirements are always met in accordance with section 503.2.3;
3. Is properly marked in accordance with section 503.3;
4. Is maintained as restricted access via a chain or gate in accordance with section 503.5.

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**Section 503.3; change to read as follows:**

**503.3 Marking.** ~~Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE~~ Striping, signs, or other markings, when approved by the fire code official, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. ~~The means by which fire lanes are designated~~ Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical and horizontal face of the curb.

(2) Signs – Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

*(Reason: Establishes a standard method of marking and reflects local long-standing practices.)*

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**Section 503.4; change to read as follows:**

**503.4 Obstruction of fire apparatus access roads.** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

#### Fire Lane Violations

- a. Court fines resulting from an unoccupied vehicle in the fire lane shall be the responsibility of the vehicle operator or the registered owner (citations may be mailed or delivered in person).
- b. Unoccupied and/or occupies vehicles or other obstructions in the fire lane may be removed or towed at the expense of the registered owner.

*(Reason: As originally worded, the section implied that vehicles could be parked in the marked fire lane and not be in violation if the minimum width is still maintained. Current accepted enforcement practice is to require the entire marked fire lane to be maintained clear and unobstructed.)*

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#### **Section 503.6.1 through 503.6.4 shall be added to read as follows:**

**503.6.1 Commercial Requirements.** All limited access drives from public streets shall be designed to accommodate emergency service vehicles (fire, police, and EMS). All limited access drives will be designated as either a primary or secondary emergency access way, as determined by the Fire Chief and/or his/her designee.

**503.6.1.1 Commercial Primary Drive Gates.** All primary drive gates shall be electrically operated and of the slide type and shall be equipped to operate with the 3M OptiCom or another compatible brand receiver. A fail-safe manual back-up or automatic release in the event of a failure of the electrical system is also required. The manual back-up shall be located in call box secured with an exterior Knox padlock as approved by the Fire Chief and/or his/her designee. See section 503.6.3 for call box requirements.

**503.6.1.2 Manually Operated Gates.** All gates manually operated that block the secondary emergency access drive shall be equipped to operate with the all-weather Knox padlock.

**503.6.1.3 Specific Requirements.** The minimum clear-opening width shall not be less than twenty-four (24) feet and a minimum unobstructed height of fourteen (14) feet shall be maintained. Gate materials shall be approved by the Public Works Director and/or his/her designee.

**503.6.2.1 Residential Requirements (Group R-3 of the IFC 2012) General Requirements.** At least one primary emergency access drive shall be designated to accommodate emergency service vehicles (fire, police, EMS).

**503.6.2.2 Knox Key Switch for Residential Primary Emergency Access Drive Gates.** All gates electrically operated that block the primary emergency access drive shall be equipped to operate with the Knox key switch (Model 3502) and a fail-safe manual back-up or automatic release in the event of a failure of the electrical system. The "Knox" key switch shall be located on a weather tight key pad pedestal or weather tight call box as approved by the Fire Chief and/or his/her designee.

**503.6.2.3 Padlock for Manually Operated Gates.** All gates mechanically or manually operated that block the primary emergency access drive shall be equipped to operate with the all-weather Knox padlock

**503.6.2.4 Manual Primary Emergency Access Gates.** If a manually operated primary emergency access gate is not routinely used or is commonly left in an open position, the gate must still have an all-weather Knox padlock installed which will secure the gate in a "locked-open" position.

**503.6.2.5 Waiver for Padlock in Lieu of a Key Switch for Electrically Operated Primary Emergency Access Gate.** At the discretion of the Fire Chief, a property owner may secure a written waiver to use an all-weather Knox padlock ONLY on an electrically operated gate if that gate is equipped with a manual release mechanism which will disable the drive assembly of the electrically operated gate. The padlock must be installed according to the requirements of section 503.6.3 System Access (Back-Up). The waiver will remain in effect until the gate operation changes to exclude a means of manual release of the drive mechanism.

**503.6.2.6 Exemption for Vacant Land or Land that contains Uninhabitable Structures.** A primary emergency access gate **may** receive an exemption if it provides access only to vacant land and/or structures not qualified for human habitation. This exemption will remain in effect until the property adds a structure suitable for human habitation or the existing structure becomes inhabitable for human habitation. In certain circumstances gates that provide access to vacant land may not receive this exemption if the Fire Chief determines this gate provides a critical means of access/egress which would

need to be used in the event of an emergency.

**503.6.2.7 Exemption for “Knox” device for Primary Emergency Access Drive.** A primary emergency access gate **may** receive an exemption if: 1) no mechanical or other latching device is present; 2) the Fire Chief determines the gate will not be used for public safety vehicle access in the event of a public safety incident; 3) the Fire Chief determines an alternative gate is readily available for access by vehicular public safety equipment and personnel; and 4) a notarized affidavit is submitted by the property owner agreeing to maintain all requirements for an exemption. Exemptions are good for one year or until property ownership, gate type, use, or physical layout changes. Exemptions may be renewed annually.

**503.6.3 System Access (Back-Up) – Electrical Disconnect/Chain Access.** In the event of key switch failure, the gate shall be opened by means of an electrical power or manual disconnect switch installed in a weather tight box:

1. The box shall be red.
2. The box shall be mounted on the entry side of the gate at approx. four (4) feet above bottom of gate.
3. The box shall be at least five (5) inches high and five (5) inches wide.
4. The box shall be clearly labeled “Fire Dept.” in white letters one inch tall with one-quarter inch stroke.
5. An all-weather Knox padlock shall secure the box.
6. The box must be clearly visible and accessible.

**503.6.4 Performance Test.** Gates and gate systems shall be tested upon completion of the installation of a 3M OptiCom receiver or a Knox key switch and/or padlock and at least annually or when required by the Fire Chief and/or his/her designee. It shall be the property owner’s responsibility to ensure the emergency access system is maintained in a sound, working order at all times as originally designed and installed and to allow the testing of the device by the Fire Chief and/or his/her designee as previously noted. Failure of a 3M OptiCom receiver or a Knox device test shall require all affected gates to be chained and locked in the open position until repaired by the owner and re-tested by the Fire Chief and/or his/her designee. The Fire Chief and/or his/her designee shall observe all required tests.

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**Section 505.1; change to read as follows:**

**505.1 Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of ~~4 inches (101.6 mm)~~ 6 inches (152.4 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address numbers shall be maintained.

**Exception:** R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

*(Reason: To increase the minimum addressing requirements for commercial and establish a minimum for single-family residential.)*

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**Section 507.1.1; add to read as follows:**

**507.1.1 Water supply requirements.** All fire protection water supplies shall have a separate tap to the fire main and shall be solely used to provide a water supply for the fire protection system and shall be sized accordingly.

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**Section 507.4; change to read as follows:**

**507.4 Water supply test date and information.** The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 "Recommended Practice for Fire Flow Testing and Marking of Hydrants" and within one year of sprinkler plan submittal. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, as required or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the fire code official. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

*(Reason: Clarifies intent of the test to ensure contractor accounts for water supply fluctuations.)*

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**Section 507.5.1; add to first paragraph to read as follows:**

1. Distances between hydrants shall be measured along the route that fire hose is laid by a fire vehicle from hydrant to hydrant, not as the "crow flies" and shall not exceed 300 feet.
2. *Protected properties.* Fire hydrants required to provide a supplemental water supply for automatic fire protection system shall be within 100 feet of the fire department connection for such systems.
3. *Fire hydrant locations.* Fire hydrants shall be located 2 feet to 6 feet back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac.

**Remove both exceptions.**

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**Section 507.5.4; change to read as follows:**

**507.5.4 Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times and shall have a 3 feet unobstructed clearance. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

*(Reason: Maintains wording from 2006 Code to ensure these critical devices are available in an emergency incident.)*

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**Section 509.1.2; add new Section 509.1.2 to read as follows:**

**509.1.2 Sign Requirements.** Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2 inches (50.8 mm) when located inside a building and 4 inches (101.6 mm) when located outside, or as approved by the fire code official. The letters shall be of a color that contrasts with the background.

(Reason: Provides direction as to appropriate sign criteria to develop consistency in this regard.)

**Section 603.3.2.1, Exception; change exception to read as follows:**

**Exception:** The aggregate capacity limit shall be permitted to be increased to 3,000 gallons (11,356 L) in accordance with all requirements of Chapter 57, of Class II or III liquid for storage in protected above-ground tanks... {Delete remainder of Exception}

(Reason: Change to Section 5704.2.9.5 is included in this amendment package.)

**Section 603.3.2.2; change to read as follows:**

**603.3.2.2 Restricted use and connection.** Tanks installed in accordance with Section 603.3.2 shall be used only to supply fuel oil to fuel-burning ~~or generator~~ equipment installed in accordance with Section 603.3.2.4. Connections between tanks and equipment supplied by such tanks shall be made using closed piping systems.

(Reason: Relocate the exception to Chapter 57 for applicability to generator sets, due to contradictory charging statement in 603.1 to not apply to internal combustion engines. Further, such large quantities of combustible liquid are more thoroughly addressed in Chapter 57 relative to such tanks.)

**Section 604; change to read as follows:**

**SECTION 604  
EMERGENCY AND STANDBY POWER SYSTEMS**

**604.1 Installation.** Emergency and standby power systems required by this code or the *International Building Code* shall be installed in accordance with this code, NFPA 110 and 111. Existing installations shall be maintained in accordance with the original approval, except as specified in Chapter 11.

**604.1.1 Stationary generators.** Stationary emergency and standby power generators required by this code shall be *listed* in accordance with UL 2200.

**604.1.2 Critical Operations Power Systems (COPS).** For Critical Operations Power Systems necessary to maintain continuous power supply to facilities or parts of facilities that require continuous operation for the reasons of public safety, emergency management, national security, or business continuity, see NFPA 70.

**604.2 Where required.** Emergency and standby power systems shall be provided where required by Sections 604.2.1 through ~~604.2.18.4~~ 604.2.24 or elsewhere identified in this code or any other referenced code.

**604.2.1 ~~Group A occupancies.~~ Emergency voice/alarm communications systems.** Emergency power shall be provided for emergency voice/alarm communications systems in ~~Group A~~ the following occupancies, or as specified elsewhere in this code, in accordance with Section 907.5.2.2.5 ~~907.2.1.1.~~

- Covered and Open Malls, Section 604.2.13
- Group A occupancies, Sections 907.2.1.1 and 907.5.2.2.4.
- Special Amusement buildings, Section 907.2.12.3
- High rise buildings, Section 907.2.13
- Atriums, Section 907.2.14
- Deep Underground buildings, Section 907.2.19

**604.2.2 Smoke control systems.** Standby power shall be provided for smoke control systems in the following occupancies, or as specified elsewhere in this code, in accordance with Section 909.11:

- Covered mall building, International Building Code, Section 404.5
- Atriums, International Building Code, Section 404.7
- Underground buildings, International Building Code, Section 405.5
- Group I-3, International Building Code, Section 408.9
- Stages, International Building Code, Section 410.3.7.2



Special Amusement buildings (as applicable to Group A's), *International Building Code*, Section 411.1

Smoke protected seating, Section 1028.6.2.1

**604.2.3 Exit signs.** Emergency power shall be provided for *exit* signs in accordance with Section 1011.6.3. (90 minutes)

**604.2.4 Means of egress illumination.** Emergency power shall be provided for *means of egress* illumination in accordance with Section 1006.3. (90 minutes)

**604.2.5 Accessible means of egress elevators.** Standby power shall be provided for elevators that are part of an *accessible means of egress* in accordance with Section 1007.4.

**604.2.6 Accessible means of egress platform lifts.** Standby power in accordance with this section or ASME A18.1 shall be provided for platform lifts that are part of an *accessible means of egress* in accordance with Section 1007.5

**604.2.7 Horizontal sliding doors.** Standby power shall be provided for horizontal sliding doors in accordance with Section 1008.1.4.3.

**604.2.8 Semiconductor fabrication facilities.** Emergency power shall be provided for semiconductor fabrication facilities in accordance with Section 2703.15.

**604.2.9 Membrane structures.** Emergency power shall be provided for *exit* signs in temporary tents and membrane structures in accordance with Section 3103.12.6.1. (90 minutes) Standby power shall be provided for auxiliary inflation systems in permanent membrane structures in accordance with the *International Building Code*. (4 hours)

**604.2.10 Hazardous materials.** Emergency or standby power shall be provided in occupancies with hazardous materials in accordance with Section 5004.7 and 5005.1.5.

**604.2.11 Highly toxic and toxic materials.** Emergency power shall be provided for occupancies with highly *toxic* or *toxic* materials in accordance with Sections 6004.2.2.8 and 6004.3.4.2.

**604.2.12 Organic peroxides.** Standby power shall be provided for occupancies with organic peroxides in accordance with Section 6204.1.11.

**604.2.13 Covered and open mall buildings.** (no change).

**604.2.14 High-rise buildings.** (no change).

**604.2.15 Underground buildings.** (no change).

**604.2.16 Group I-3 occupancies.** (no change).

**604.2.17 Airport traffic control towers.** (no change).

**604.2.18 Elevators.** (no change).

**604.2.19 Smokeproof enclosures and Stair Pressurization Alternative.** Standby power shall be provided for smokeproof enclosures, stair pressurization alternative and associated automatic fire detection systems as required by the *International Building Code*, Section 909.20.6.2.

**604.2.20 Elevator pressurization.** Standby power shall be provided for elevator pressurization system as required by the *International Building Code*, Section 909.21.5.

**604.2.21 Elimination of Smoke Dampers in Shaft Penetrations.** Standby power shall be provided when eliminating the smoke dampers in ducts penetrating shafts in accordance with the *International Building Code*, Section 717.5.3, exception 2.3.

**604.2.22 Common exhaust systems for clothes dryers.** Standby power shall be provided for common exhaust systems for clothes dryers located in multistory structures in accordance with the *International Mechanical Code* Section 504.8, item 7.

**604.2.23 Hydrogen Cutoff Rooms.** Standby power shall be provided for mechanical ventilation and gas detection systems of Hydrogen Cutoff Rooms in accordance with the *International Building Code*, Section 421.8.

**604.2.24 Means of Egress Illumination in Existing Buildings.** Emergency power shall be provided for *means of egress* illumination in accordance with Section 1104.5 and 1104.5.1 when required by the fire code official. (90 minutes in I-2, 60 minutes elsewhere.)

**604.3 Energy time duration.** Unless a time limit is specified by the fire code official, in this chapter or elsewhere in this code, or in any other referenced code or standard, the emergency and standby power system shall be supplied with enough fuel or energy storage capacity for not less than 2-hour full-demand operation of the system.

**Exception:** Where the system is supplied with natural gas from a utility provider and is approved.

- 604.3 4 Maintenance.** (no change).  
**604.4 5 Operational inspection and testing.** (no change).  
**604.5 6 Emergency lighting equipment.** (no change).  
**604.6 7 Supervision of maintenance and testing.** (no change).

*(Reason: These provisions provide a list to complete and match that throughout the codes. IBC Section 2702.13 "pyrophoric materials" no longer exists in IFC Section 604. The only new items are the reference to COPS in NFPA 70, and the specified Energy time duration. Other changes are a reference to a code provision that already exists.)*

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**Section 704.1; change to read as follows:**

**704.1 Enclosure.** Interior vertical shafts, including but not limited to *stairways*, elevator hoistways, service and utility shafts, that connect two or more stories of a building shall be enclosed or protected in accordance with the codes in effect at the time of construction but, regardless of when constructed, not less than as required in Chapter 11. New floor openings in existing buildings shall comply with the *International Building Code*.

*(Reason: Provides standard minimum protection retroactively, but clarifies that this section is not to be used to reduce higher protection levels that were required when originally constructed.)*

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**Section 705; add to read as follows:**

**705.1 Multiple Occupancy Buildings.** Buildings and centers where more than one unit for occupancy is located within a structure shall be in accordance with this article. Each unit for occupancy shall be separated from adjoining units for occupancy by a one-hour fire rated demising wall or assembly.

*(Reason: Consistent with Fairview 2006 codes. Aides in prevention of fire spread throughout other occupancies.)*

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**Section 807.4.3.2; change to read as follows:**

**807.4.3.2 Artwork.** Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area and on the walls of classrooms to not more than 50 percent of each wall area. Such materials shall not be continuous from floor to ceiling or wall to wall.

Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

**Exception:** Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

*(Reason: Consistent with regional practice. This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to acceptable amounts of artwork in classrooms.)*

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**Section 807.4.4.2; change to read as follows:**

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Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be

noncombustible.

**Exception:** Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

*(Reason: Consistent with regional practice. This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to acceptable amounts of artwork in classrooms.)*

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**Section 901.4.3; change to read as follows:**

**901.4.3 Fire areas.** {First part of section unchanged} ...determined in accordance with Section 707.3.910 of the *International Building Code*.

*(Reason: Incorrect section number is referenced in the published code as 707.3.9, which applies to mixed use occupancy separation, rather than fire area separation for sprinkler purposes.)*

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**Section 901.6.1; add Section 901.6.1.1 to read as follows:**

**901.6.1.1 Standpipe Testing.** Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed when foreign material is present, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

*(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)*

**Section 901.7; change to read as follows:**

**901.7 Systems out of service.** Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. ...{remaining text unchanged}

*(Reason: Gives fire code official more discretion. Requires adoption of definition amendment in Section 202 for fire watch.)*

**Section 901.9; change Section 901.9 to read as follows:**

**901.9 Discontinuation or change ~~Termination of monitoring of service.~~** ~~For fire alarm systems required to be monitored by this code,~~ Notice shall be made to the fire code official whenever contracted alarm monitoring services for monitoring of any fire alarm system are terminated for any reason, or a change in alarm monitoring provider occurs. Notice shall be made in writing to the fire code official by the building owner and monitoring service provider prior to the service being terminated.

*(Reason: To ensure the property's monitored fire alarm system is maintained for proper notification of emergency response in the event of an emergency incident.)*

**Section 903.1.1; change to read as follows:**

**903.1.1 Alternative protection.** Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of addition to automatic sprinkler protection where recognized by the applicable standard ~~and~~ or as approved by the fire code official.

*(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection in general. An applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths. This also meets with local practices in the region.)*

**Section 903.2; add paragraph to read as follows:**

Reference is made to Section 903.2. of the Town's Fire Code as amended prior to January 1, 2009, said Section 903.2 currently in effect and not being repealed, modified or amended by this ordinance or by any other law or code

**Section 903.2; add paragraph to read as follows:**

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

*(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3006.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3006.4, such that passive fire barriers for these areas are maintained. This also meets with local practices in the region.)*

**Section 903.2; delete the exception.**

*(Reason: The exception deletion is due to the fact that such telecom areas pose an undue fire risk to the structural integrity of the building. This also meets with local practices in the region.)*

**Section 903.2.1; add section to read as follows:**

903.2.1 Buildings over 1,000 sq.ft. An automatic sprinkler system shall be installed throughout all buildings with a building area over 1,000 sq.ft. For the purpose of this provision, fire walls shall not define separate buildings. Building area is defined by the reflection of the roof to include all conditioned and non-conditioned spaces on each level of the structure.

Exceptions:

1. Open parking garages in compliance with section 406.3 of the International Building Code.
2. Type A-5.
3. Type R-3. All R-3 occupancies less than 4999 square feet. Square footage to include all spaces regardless of conditioning or intended use under the same contiguous roof on each level of the structure.
4. Type U buildings.

**Section 903.2.9; add Section 903.2.9.3 to read as follows:**

**903.2.9.3 Self-service storage facility.** An automatic sprinkler system shall be installed throughout all self-service 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.

*(Reason: Fire departments are unable to inspect these commercial occupancies and are unaware of the contents being stored. This also meets with local practices in the region.)*

**Section 903.3.1.1.1; change to read as follows:**

**903.3.1.1.1 Exempt locations.** When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such ...*{text unchanged}*... 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, under the direct control of a public utility, 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.
4. ~~In rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
5. ~~Fire service access~~ Elevator machine rooms, ~~and~~ machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
6. {Delete.}

*(Reason: Gives more direction to code official. Exception 4 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)*

**Section 903.3.1.2.2; add section to read as follows:**

**Section 903.3.1.2.2 Attics, Open Breezeways, and Attached Garages.** Sprinkler protection is required in attic spaces of such buildings two or more stories in height, open breezeways, and attached garages.

*(Reason: Open breezeways already require sprinkler protection in Section 1026.6, Exception 4. Attic protection is required in accordance with existing regional practice and issues with fire exposure via soffit vents, as well as firefighter safety. Attached garages already require sprinkler via NFPA 13R – re-emphasis.)*

**Section 903.3.1.3; change to read as follows:**

**903.3.1.3 NFPA 13D sprinkler systems.** Automatic sprinkler systems installed in one- and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

*(Reason: To allow the use of the Plumbing section of the IRC and recognize current state stipulations in this regard.)*

**Section 903.3.8; add to read as follows:**

Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply and point for the Fire Department Connection (FDC) shall be provided for all buildings.
2. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.
3. At least one inspection test valve shall be located at the remote system area.
4. Fire pumps shall be equipped with a properly sized test header.

5. Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5 feet of the building may be combined with other utilities for entrance into the building.
6. Porches and balconies shall be fire sprinkled on all Group R-1, R-2, and R-4 occupancies. R-3 occupancies shall have sprinkler protection if an outdoor kitchen, fire place, or cooking device is located under the roof.
7. A minimum of 4-feet of pipe between the check valve and inside wall of the Fire Department Connection (FDC) is required.
8. All FDC caps shall be 5 inch Storz fitting on a 30 degree elbow approx. 3'6" A.F.F. 2.5" Siamese FDC's may be allowed with written authorization from the Fire Chief.

**Section 903.3.5; add a second paragraph to read as follows:**

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 a 10 psi safety factor. Reference Section 507.4 for additional design requirements.

*(Reason: To define uniform safety factor.)*

**Section 903.4; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. 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.

*(Reason: To avoid significant water losses. Consistent with amendment to IFC 905.9.)*

**Section 903.4.2; add second paragraph to read as follows:**

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

*(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access.)*

**Section 903.7; add paragraph to read as follows:**

**903.3.7 Automatic sprinkler system room access.** Sprinkler system risers providing protection for buildings must be located in a ground floor room directly accessible from the exterior. The door must be labeled as the riser room.

**Section 905.2; change to read as follows:**

**905.2 Installation standard.** 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.

*(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the*

standpipe system via supervision, such that open hose valves will result in a supervisory low air alarm.)

**Section 905.3; add Section 905.3.9 and exception to read as follows:**

**905.3.9 Building area.** In buildings exceeding 10,000 square feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

**Exception:** Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14.

*(Reason: Allows for the rapid deployment of hoselines to the body of the fire.)*

**Section 905.4, item 5; change 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 a-hose connection shall be located to serve the roof or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

*(Reason: Reduces the amount of pressure required to facilitate testing, and provides backup protection for fire fighter safety.)*

**Section 905.4; add the following item 7:**

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

*(Reason: Allows for the rapid deployment of hoselines to the body of the fire.)*

**Section 905.9; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. 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.

*(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.)*

**Section 907.1; add Section 907.1.4 to read as follows:**

**907.1.4 Design standards.** All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

**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 must comply within 18 months



of permit application.

*(Reason: Consistent with local practice and emerging technology. Reduces need for panel replacement in the future.)*

**Section 907.2.1; change to read as follows:**

**907.2.1 Group A.** A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group A occupancies ~~where the~~ having an occupant load due to the assembly occupancy is of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.9 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

**Exception:** {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

*(Reason: Increases the requirement to be consistent with Group B requirement. Also addresses issue found in Group A occupancies of reduced lighting levels and other A/V equipment that distracts from fire alarm notification devices. Also reflects regional practice.)*

**Section 907.2.3; change to read as follows:**

**907.2.3 Group E.** A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 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.

*(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems.)*

**Section 907.2.3; change exception 1. to read as follows:**

**Exceptions:**

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 30 or less 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.)

*(Reason: Consistent with Texas State laws concerning day care facility requirements.)*

**Section 907.2.13, Exception 3; change to read as follows:**

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

*(Reason: To indicate that enclosed areas within open air seating type occupancies are not exempted from automatic fire alarm system requirements.)*

**Section 907.4.2; add Section 907.4.2.7 to read as follows:**

**907.4.2.7 Type.** Manual alarm initiating devices shall be an approved double action type.

*(Reason: Helps to reduce false alarms. Consistent with regional requirements.)*

**Section 907.6.1; add Section 907.6.1.1 to read as follows:**

**907.6.1.1 Wiring Installation.** All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from an addressable input (monitor) module may be wired Class B, provided the distance from the addressable module to the initiating device is ten feet or less.

*(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)*

**Section 907.6.5; add the following paragraph and add Section 907.6.5.3 to read as follows:**

**907.6.5 UL Central Station Fire Alarm System Certification.** All new, modified and/or problematic fire alarm systems shall obtain the UL listed Central Station Fire Alarm System Certification.

1. New and modified alarm systems shall provide UL listed Central Station Fire Alarm System Certification prior to issuance of a Certificate of Occupancy
2. Problematic alarm systems shall have 30 days to comply with this provision from date of notification to property owner by the fire department or code inspector.

**907.6.5.3 Communication requirements.** All alarm systems, new or replacement, shall transmit alarm, supervisory and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the correct device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

*(Reason: To assist responding personnel in locating the emergency event.)*

**Section 907.10 through 907.12; add sections to read as follows:**

**907.10 Password Protection Prohibited.** No fire alarm system shall be protected by a password or PIN number that would hinder immediate silencing capabilities by the fire department.

**907.11 Resetting Fire Alarm Systems.** Upon activation of a fire alarm system, the system shall not reset (restored to secured or clear condition) by any person until Fire Department personnel are on the scene and direct the system to be reset.

**907.12 Silencing Fire Alarm System.** Upon activation of a fire alarm system, the system shall not be silenced (alarm devices shut off) by any person until Fire Department personnel are on the scene and direct the system to be silenced.

*(Reason: To keep code from previous version of IFC code amendments.)*

**Section 910.1; change Exception 2 to read as follows:**

2. Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, automatic-only manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall ~~not~~ be required within these areas. Automatic smoke and heat vents are prohibited.

*(Reason: Allows the fire department to control the smoke and heat during and after a fire event. Also gives an alternative to smoke and heat vents.)*

**Section 910.2; add subsections 910.2.3 with exceptions and 910.2.4 to read as follows:**

**910.2.3 Group H.** Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m<sup>2</sup>) in single floor area.

**Exception:** Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

**Exception:** Buildings of noncombustible construction containing only noncombustible materials.

*(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish.)*

**Table 910.3; Change the title of the first row of the table from “Group F-1 and S-1” to include “Group H” and to read as follows:**

Group H, F-1 and S-1

*(Reason: Consistency with the amendment 910.2.4 to include Group H.)*

**Section 910.3; replace Sections 910.3.1 through 910.3.3, and add second paragraph to Section 910.3.2.2 as follows:**

**910.3.1 Design.** Smoke and heat vents shall be *listed and labeled* to indicate compliance with UL 793.

**910.3.2 Vent operation.** Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

**910.3.2.1 Gravity-operated drop out vents.** Automatic smoke and heat vents containing heat-sensitive glazing designed to shrink and drop out of the vent opening when exposed to fire shall fully open within 5 minutes after the vent cavity is exposed to a simulated fire represented by a time-temperature gradient that reaches an air temperature of 500°F (260°C) within 5 minutes.

**910.3.2.2 Sprinklered buildings.** Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically. The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

**910.3.2.3 Nonsprinklered buildings.** Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

**Exception:** Gravity-operated drop out vents complying with Section 910.3.2.1.

**910.3.3 Vent dimensions.** The effective venting area shall not be less than 16 square feet (1.5 m<sup>2</sup>) with no dimension less than 4 feet (1219 mm), excluding ribs or gutters having a total width not exceeding 6 inches (152 mm).

*(Reason: Errata – see ICC website for more information - Replaces text from the 2009 IFC that was accidentally lost/left out of the 2012 edition first printing, as exemplified by the Section number skipping. Amendment to Section 910.3.2.2 specifies a temperature range at which smoke and heat vents should activate in sprinklered buildings to ensure that the sprinkler system has an opportunity to activate and control the fire prior to vent operation.)*

**Section 912.2; add Section 912.2.3 to read as follows:**

**912.2.3 Hydrant distance.** An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

*(Reason: Consistent with regional practices.)*

**Section 913.1; add second paragraph and exception to read as follows:**

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

**Exception:** When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

*(Reason: This requirement allows fire fighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario for some buildings, and as such, provides an acceptable alternative to protect the pathway to the fire*

pump room.)

**Chapter 10: Sections 1001 through 1029; replace all references to “fire code official” with “building official”.**

(Reason: Past regional practice and legacy language has always referenced the “building official” as the authority over Chapter 10 issues, except for the maintenance of the means of egress section. The 2012 edition of the IBC references “building official” in these sections, but references “fire code official” in the 2012 IFC, providing for a direct contradiction when both codes are adopted.)

**Section 1004.1.2; delete exception:**

**1004.1.2 Areas without fixed seating.** The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the ~~fire code~~ building official shall establish a function based on a listed function that most nearly resembles the intended function.

~~**Exception:** Where approved by the fire code official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.~~

(Reason: Authority having jurisdiction (AHJ) already has this authority. Technical substantiation is required to support deviation from table values.)

**Section 1007.1; add the following Exception 4:**

**Exceptions:**

{previous exceptions unchanged}

4. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1007.

(Reason: To accommodate buildings regulated under Texas State Law and to be consistent with amendments to Chapter 11.)

**Section 1007.5; Platform lifts, amend to read as follows:**

**1007.5 Platform lifts.** Platform (wheelchair) lifts . . . required *accessible route* in Section 1109.7 8, Items 1 through 9 10. Standby power . . . {remainder unchanged}

(Reason: Editorial.)

**Section 1008.1.9.4; amend exceptions 3 and 4 as follows:**

**Exceptions:**

{previous exceptions unchanged}

3. Where a pair of doors serves an *occupant load* of less than 50 persons in a Group B, F, M or S Occupancy, {Remainder unchanged}

4. Where a pair of doors serves a Group A, B, F, M or S occupancy, {Remainder unchanged}

(Reason: Application to M occupancies reflects regional practice; No. 4 expanded to Group A due to it being a similar scenario to other uses; No. 4 was regional practice.)

**Section 1008.1.9.9; change to read as follows:**

**1008.1.9.9 Electromagnetically locked egress doors.** Doors in the *means of egress* in buildings with an occupancy in Group A, B, E, I-1, I-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with *listed* hardware that incorporates a built-in switch and meet the requirements below: *{remaining text unchanged}*

*(Reason: Regional practice to permit such locks due to the presence of trained staff.)*

**Section 1015; add new section 1015.7 to read as follows:**

**1015.7 Electrical Rooms.** For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

*(Reason: Cross reference necessary for coordination.)*

**Section 1016; add new section 1016.2.2 to read as follows:**

**1016.2.2 Group F-1 and S-1 increase.** The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following are met:

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height;
2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm); and
3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

*(Reason: Past regional practice allowed smoke and heat vents to be utilized to increase travel distance, which resulted in problems when utilizing ESFR systems. This amendment adopts wording from the upcoming 2015 IBC, which has been approved by final action via the ICC code development process but is not yet published.)*

**Section 1018.1; add exception 6 to read as follows:**

**Exceptions:**

*{previous exceptions unchanged}*

6. In Group B office buildings, corridor walls and ceilings within single tenant spaces need not be of fire-resistive construction when the tenant space corridor is provided with system smoke detectors tied to an approved automatic fire alarm. The actuation of any detector shall activate alarms audible in all areas served by the corridor.

*(Reason: To reduce redundant requirements in a single tenant situation. Intended to be consistent with regional amendment to IFC.)*

**Section 1018.6; amend to read as follows:**

**1018.6, Corridor Continuity.** ~~Fire-resistance-rated~~ All corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms. *{Remainder unchanged}*  
*{Exception unchanged}*

*(Reason: Once in corridor, corridor should not be interrupted or discontinuous.)*

**Section 1026.6; amend exception 4 to read as follows:**

**Exceptions:**

*{previous exceptions unchanged}*

4. Separation from the interior open-ended corridors of the building... *{remaining text unchanged}*

*(Reason: To clarify that Section 1022.7, i.e., the 180 degree rule is applicable; and is further reinforced by new Exception 4.4.)*

**Section 1028.1.1.1; delete.**

(Reason: Unenforceable.)

**Section 1029.1; amend to read as follows:**

**1029.1 General.** In addition to the *means of egress* required by this chapter, provisions shall be made for *emergency escape and rescue openings* in Group R and I-1 ~~Group R-2~~ occupancies ~~in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 occupancies.~~ {Remainder unchanged}

**Exceptions:**

{Exceptions 1 through 3 unchanged.}

4. In other than Group R-3 occupancies, buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

(Reason: Maintains legacy language to ensure egress from residential type occupancies and maintain exception for residential occupancies where an NFPA 13 or 13R sprinkler system is installed, but not for a 13D system.)

**Section 1030.2; change to read as follows:**

**1030.2 Reliability.** Required *exit accesses, exits* and *exit discharges* shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency ~~when the building area served by the means of egress is occupied.~~ An *exit* or *exit passageway* shall not be used for any purpose that interferes with a means of egress.

(Reason: Maintain legacy levels of protection and long-standing regional practice, and provide firefighter safety.)

**Section 1103.3; add sentence to end of paragraph as follows:**

Provide emergency signage as required by Section 607.2.

(Reason: Coordinates requirements of previous amendment.)

**Section 1103.5; add Section 1103.5.3 to read as follows:**

**1103.5.3 Spray booths and rooms.** Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

(Reason: Consistent with amendment to IFC 2404, regional practice, and long-standing regional requirement.)

**Section 2304.1; change to read as follows:**

**2304.1 Supervision of dispensing.** The dispensing of fuel at motor fuel-dispensing facilities shall be conducted ~~by a qualified attendant or shall be under the supervision of a qualified attendant at all times or shall be~~ in accordance with ~~Section 2204.3.~~ the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or

3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

*(Reason: Allows a facility to apply the attended and unattended requirements of the code when both are potentially applicable.)*

**Section 2401.2; delete this section.**

*(Reason: This section eliminates such booths from all compliance with Chapter 15 including, but not limited to: size, ventilation, fire protection, construction, etc. If the product utilized is changed to a more flammable substance, the lack of compliance with Chapter 15 could result in significant fire or deflagration and subsequent life safety hazard.)*

**Table 3206.2, footnote j; change text to read as follows:**

- j. Not required when storage areas are protected by Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinkler systems installed in accordance with NFPA 13 sprinklers, manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas.

*(Reason: Allows the fire department to control the smoke and heat during and after a fire event, while ensuring proper operation of the sprinkler protection provided. Also, gives an alternative to smoke and heat vents.)*

**Section 3310.1; add sentence to end of paragraph to read as follows:**

When fire apparatus access roads are required to be installed for any structure or development, they shall be approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

*(Reason: Reference requirement of Section 501.4.)*

**Section 5601.1.3; change to read as follows:**

**5601.1.3 Fireworks.** The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

**Exceptions:**

1. Only when approved for fireworks displays. ~~Storage and handling of fireworks as allowed in Section 5604 and 5608.~~
2. ~~Manufacture, assembly and testing of fireworks as allowed in Section 5605.~~
3. ~~2.~~ The use of fireworks for approved display as permitted in section 5608.  
The presence or use of fireworks within the jurisdiction of the Town of Fairview in violation of this ordinance is hereby declared to be a common and public nuisance. The restrictions of this Section shall be applicable and in force throughout the territory of the



Town of Fairview, Texas, and extending for a distance outside the town limits for a total of 5,000 feet; provided that this section shall not be in effect within any portion of such 5,000 feet area which is contained within the territory of any other municipal corporation.  
The owner, lessee or occupant of the property or structure where fireworks are being stored or used shall be deemed responsible for violating this section."

4. ~~The possession, storage, sale...~~ {Delete remainder of text.}

(Reason: Restricts fireworks to approved displays only, which is consistent with regional practice.)

**Section 5703.6; add a sentence to read as follows:**

**5703.6 Piping systems.** Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 5703.6.1 through 5703.6.11. An approved method of secondary containment shall be provided for underground tank and piping systems.

(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications. Maintains long-standing regional practice.)

**Section 5704.2.9.5; change Section 5704.2.9.5 and add Section 5704.2.9.5.3 to read as follows:**

**5704.2.9.5 Above-ground tanks inside of buildings.** Above-ground tanks inside of buildings shall comply with Section 5704.2.9.5.1 and ~~5704.2.9.5.2~~ through 5704.2.9.5.3.

**5704.2.9.5.1** {No change.}

**5704.2.9.5.2** {No change.}

**5704.2.9.5.3 Combustible liquid storage tanks inside of buildings.** The maximum aggregate allowable quantity limit shall be 3,000 gallons (11 356 L) of Class II or III combustible liquid for storage in protected aboveground tanks complying with Section 5704.2.9.7 when all of the following conditions are met:

1. The entire 3,000 gallon (11 356 L) quantity shall be stored in protected above-ground tanks;
2. The 3,000 gallon (11 356 L) capacity shall be permitted to be stored in a single tank or multiple smaller tanks;
3. The tanks shall be located in a room protected by an automatic sprinkler system complying with Section 903.3.1.1; and
4. Tanks shall be connected to fuel-burning equipment, including generators, utilizing an approved closed piping system.

The quantity of combustible liquid stored in tanks complying with this section shall not be counted towards the maximum allowable quantity set forth in Table 5003.1.1(1), and such tanks shall not be required to be located in a control area. Such tanks shall not be located more than two stories below grade.

(Reason: Relocated from exception to 603.3.2.1 as published, as per reason statement for deletion in that section. Maintains consistency with current regional requirements relative to interior flammable/combustible liquid storage tanks.)

**Section 5704.2.11.5; add a sentence to read as follows:**

**5704.2.11.5 Leak prevention.** Leak prevention for underground tanks shall comply with Sections 5704.2.11.5.1 and ~~5704.2.11.5.2~~ through 5704.2.11.5.3. An *approved* method of secondary containment shall be provided for underground tank and piping systems.

*(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications. References regional amendment to IFC 5704.2.11.5.3.)*

**Section 5704.2.11.5.2; change to read as follows:**

**5704.2.11.5.2 Leak detection.** Underground storage tank systems shall be provided with an *approved* method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.5.3.

*(Reason: Reference to IFC Section 5704.2.11.5.3 amendment.)*

**Section 5704.2.11.5; add Section 5704.2.11.5.3 to read as follows:**

**5704.2.11.5.3 Observation wells.** Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with a minimum of 4 tubes. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

*(Reason: Provides an economical means of checking potential leaks at each tank site.)*

**Section 5706.5.4; delete Section 5706.5.4.5 and replace with the following:**

**5706.5.4.5 Commercial, industrial, governmental or manufacturing.** Dispensing of Class II and III motor vehicle fuel from tank vehicles into the fuel tanks of motor vehicles located at commercial, industrial, governmental or manufacturing establishments is allowed where permitted, provided such dispensing operations are conducted in accordance with Sections 5706.5.4.5.1 through 5706.5.4.5.3.

**5706.5.4.5.1 Site requirements.**

1. Dispensing may occur at sites that have been permitted to conduct mobile fueling.
2. A detailed site plan shall be submitted with each application for a permit. The site plan must indicate:
  - a. all buildings, structures, and appurtenances on site and their use or function;
  - b. all uses adjacent to the property lines of the site;
  - c. the locations of all storm drain openings, adjacent waterways or wetlands;
  - d. information regarding slope, natural drainage, curbing, impounding and how a spill will be retained upon the site property; and,
  - e. The scale of the site plan.

3. The Code Official is authorized to impose limits upon: the times and/or days during which mobile fueling operations are allowed to take place and specific locations on a site where fueling is permitted.
4. Mobile fueling operations shall be conducted in areas not generally accessible to the public.
5. Mobile fueling shall not take place within 15 feet (4.572 m) of buildings, property lines, or combustible storage.

#### **5706.5.4.5.2 Refueling Operator Requirements.**

1. The owner of a mobile fueling operations shall provide to the jurisdiction a written response plan which demonstrates readiness to respond to a fuel spill, carry out appropriate mitigation measures, and to indicate its process to properly dispose of contaminated materials when circumstances require.
2. The tank vehicle shall comply with the requirements of NFPA 385 and Local, State and Federal requirements. The tank vehicle's specific functions shall include that of supplying fuel to motor vehicle fuel tanks. The vehicle and all its equipment shall be maintained in good repair.
3. Signs prohibiting smoking or open flames within 25 feet (7.62 m) of the tank vehicle or the point of fueling shall be prominently posted on 3 sides of the vehicle including the back and both sides.
4. A fire extinguisher with a minimum rating of 40:BC shall be provided on the vehicle with signage clearly indicating its location.
5. The dispensing nozzles and hoses shall be of an approved and listed type.
6. The dispensing hose shall not be extended from the reel more than 100 feet (30.48m) in length.
7. Absorbent materials, non-water absorbent pads, a 10 foot (3.048 m) long containment boom, an approved container with lid, and a non-metallic shovel shall be provided to mitigate a minimum 5-gallon fuel spill.
8. Tanker vehicles shall be equipped with a fuel limit switch such as a count-back switch, limiting the amount of a single fueling operation to a maximum of 500 gallons (1893 L) between resetting of the limit switch.

**Exception:** Tankers utilizing remote emergency shut-off device capability where the operator constantly carries the shut-off device which, when activated, immediately causes flow of fuel from the tanker to cease.
9. Persons responsible for dispensing operations shall be trained in the appropriate mitigating actions in the event of a fire, leak, or spill. Training records shall be maintained by the dispensing company and shall be made available to the *fire code official* upon request.
10. Operators of tank vehicles used for mobile fueling operations shall have in their possession at all times an emergency communications device to notify the proper authorities in the event of an emergency.

#### **5706.5.4.5.3 Operational Requirements.**

1. The tank vehicle dispensing equipment shall be constantly attended and operated only by designated personnel who are trained to handle and dispense motor fuels.
2. Prior to beginning dispensing operations, precautions shall be taken to assure ignition sources are not present.
3. The engines of vehicles being fueled shall be shut off during dispensing operations.
4. Night time fueling operations shall only take place in adequately lighted areas.
5. The tank vehicle shall be positioned with respect to vehicles being fueled so as to preclude traffic from driving over the delivery hose and between the tank vehicle and the motor vehicle being fueled.
6. During fueling operations, tank vehicle brakes shall be set, chock blocks shall be in place and warning lights shall be in operation.
7. Motor vehicle fuel tanks shall not be topped off.
8. The dispensing hose shall be properly placed on an approved reel or in an approved compartment prior to moving the tank vehicle.
9. The Code Official and other appropriate authorities shall be notified when a reportable spill or unauthorized discharge occurs.

*(Reason: Provides clarity and organization of the site, operation and use requirements. Maintains long-standing regional practice.)*

**Section 6103.2.1; add Section 6103.2.1.8 to read as follows:**

**6103.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies.** Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

*(Reason: To provide a consistent and reasonable means of regulating the use of portable LP-Gas containers in these situations.)*

**Section 6104.2, Exception; add an exception 2 to read as follows:**

**Exceptions:**

1. {existing text unchanged}
2. Except as permitted in 308 and 6104.3.2, LP-gas containers are not permitted in residential areas.

*(Reason: To provide a consistent and reasonable means of regulating the use of portable LP-Gas containers. References regional amendment to IFC 6104.3.2.)*

**Section 6104.3; add Section 6104.3.2 to read as follows:**

**6104.3.2 Spas, Pool Heaters and other listed devices.** Where natural gas service is not available, an LP-Gas container is allowed to be used to supply spa and pool heaters or other listed devices. Such container shall not exceed 250-gallon water capacity per lot. See Table 6104.3 for location of containers.

**Exception:** Lots where LP can be off loaded wholly on the property where the tank is located may install 500 gallon above ground or 1,000 gallon underground approved containers.

*(Reason: Allows for an alternate fuel source. Dwelling density must be considered and possibly factored into zoning restrictions.)*

## **Appendix D**

Appendix D, Fire Apparatus Access Roads, is amended as follows:

D103.1 Access Roads with a Hydrant and Figure D103.1 Dead-end Fire Apparatus Access Road Turnaround. Each reference to "26 feet" or "26' " are changed to be "24 feet" or "24' " respectively. The reference to "(7925 mm)" is changed to be "(7315 mm)".

Table D103.4 Requirements for Dead-end Fire Apparatus Access Roads. Each reference to 20 feet contained in the width column is changed to 24 feet.

D103.5 Fire Apparatus Access Road Gates. #1 is amended to read: "1. The minimum gate width shall be 24 feet (7315 mm)."

D105.2 Width. Amended to read Aerial fire apparatus roads shall have a minimum unobstructed width of 24 feet (7315mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Appendices A, and C: delete in their entirety

**END**