

**ORDINANCE NO. 1588-05-2025**

**AN ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS, REPEALING THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODES PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; AMENDING THE CITY OF GAINESVILLE'S CODE OF ORDINANCES CHAPTER 5: BUILDING AND BUILDING REGULATIONS, ARTICLE I: BUILDING STANDARDS, SECTIONS 5-1, 5-2, 5-3, 5-4, 5-5, 5-6, 5-7 5-8, 5-9, 5-10, 5-11, 5-12 AND 5-13; PROVIDING FOR ADOPTION BY REFERENCE OF THE 2021 INTERNATIONAL BUILDING CODES AND STANDARDS WITH LOCAL AMENDMENTS, ESTABLISHING CERTAIN BUILDING REGULATIONS AND REQUIREMENTS; PROVIDING FOR A FINDINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Texas Local Governmental Code empowers the City to enact building codes and regulations and provide for their administration, enforcement, and amendment; and

**WHEREAS**, the City recognizes that some construction techniques and materials have changed since it last adopted the 2018 International Code Council Codes, and the NFPA 70; and

**WHEREAS**, the City recognizes the importance of its International Standards Organization (ISO) Rating and the dependence of that rating on the City's adopting the most recent codes published by the International Code Council; and

**WHEREAS**, the North Central Texas Council of Governments hosted a working group comprised of industry representatives and building officials across the North Texas area to draft amendments to the 2021 International Codes to meet the requirements of the region; and

**WHEREAS**, the City finds it is in the interest and welfare of its citizens to repeal the 2018 International Building Codes and adopt the updated 2021 International Building Code and other associated building codes with amendments.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS:**

**SECTION ONE: FINDINGS**

The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Council hereby further finds and determines that the rules, regulations, terms, conditions, provisions and requirements of this Ordinance are reasonable and necessary to protect the public health, safety and quality of life.

**SECTION TWO: ADOPTION OF CONSTRUCTION AND TECHNICAL CODES**

The 2021 International Building Code, the International Residential Code, the International Existing Building Code, the International Fire Code, the International Mechanical Code, the International Plumbing Code, the International Fuel and Gas Code, the International Energy Conservation Code, the International Property Maintenance Code, the International Swimming Pool and Spa Code, and the 2020 National Electrical Code (NFPA 70) save and except the amendments set forth in Exhibit "A", attached

hereto and incorporated herein is adopted as the construction and technical code for the City of Gainesville. A copy of each code with amendments is on file in the Community Development Office.

**SECTION THREE: PENALTY CLAUSE**

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to a fine in the amount up to two thousand dollars (\$2,000.00). Each and every day such violation continues or exists shall be deemed a separate offense. The provision of this Ordinance can also be enforced by injunction, suit, civil action, and civil penalty for any violation as authorized by law.

**SECTION FOUR: CUMULATIVE REPEALER CLAUSE**

This ordinance shall be cumulative of all provisions of ordinances of the City of Gainesville, Texas, and shall not repeal any of the provisions of said ordinances except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict. All other provisions of ordinance of the City of Gainesville, Texas not in direct conflict with this ordinance shall remain in full force and effect.

**SECTION FIVE: SAVINGS CLAUSE**

All rights and remedies of the City of Gainesville, Texas are expressly saved as to any and all violations of the provisions of any other ordinance, which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION SIX: SEVERABILITY**

The sections, Sections, sentences, phrases, clauses, and words of this ordinance are severable, and if any section, Section, sentence, phrase, clause or word in this ordinance or application thereof to any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council hereby declares that it would have passed such remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION SEVEN: EFFECTIVE DATE**

This ordinance shall become effective immediately upon its passage and publication as required by law.

**INTRODUCTION, FIRST READING, CHARTER SUSPENSION**

**INTRODUCED AND READ BEFORE THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 20<sup>th</sup> DAY OF MAY, AT WHICH THE CHARTER PROVISION OF THE CITY OF GAINESVILLE REQUIRING THE READING OF THE ORDINANCE ON THREE SEPARATE OCCASIONS WAS SUSPENDED BY A VOTE:**

6 AYES      0 NAYS      1 ABSENCES      0 ABSTENTIONS

ATTEST:

  
DIANA ALCALA, CITY SECRETARY

  
MARY JO DOLLAR, MAYOR PRO TEM

**ADOPTION**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 20<sup>th</sup> DAY OF MAY, 2025:**

  6   AYES      0   NAYS      1   ABSENCES      0   ABSTENTIONS

ATTEST:

  
\_\_\_\_\_  
DIANA ALCALA, CITY SECRETARY

  
\_\_\_\_\_  
MARY JO DOLLAR, MAYOR PRO TEM



## Exhibit A

Chapter 5 Buildings and Building Regulations, Article I Building Standards shall read:

### **Sec. 5-1. Technical Codes Adopted**

- (a) The following technical code are hereby adopted with all amendments and specified appendices by the city:
- (1) 2021 International Building Code
  - (2) 2021 International Residential Code
  - (3) 2021 International Existing Building Code
  - (4) 2021 International Fire Code with appendices
  - (5) 2020 National Electric Code NFPA 70
  - (6) 2021 International Plumbing Code
  - (7) 2021 International Fuel Gas Code
  - (8) 2021 International Mechanical Code
  - (9) 2021 International Energy Conservation Code
  - (10) 2021 International Property Maintenance Code
  - (11) 2021 International Swimming Pool and Spa Code
- (b) A copy of each code and such future amendments shall be retained in the Community Development Department of the City of Gainesville, Texas.

### **Sec. 5-2. General exceptions and amendments applicable to all technical codes.**

[General exceptions and amendments]

- (1) In all code editions, the “name of jurisdiction” where mentioned, shall mean the City of Gainesville, Texas.
- (2) All references in the technical codes to flood-related issues shall also include reference to the City of Gainesville Flood Control Ordinance.
- (3) All references to “Board of Appeals” shall mean the City of Gainesville Board of Appeals and their adopted regulations.
- (4) All references to the “Department of Building Safety” and various other types of inspection agencies shall mean the City of Gainesville Community Development Department.
- (5) Where used, the term “code official” or similar related titles, shall mean the Community Development Director or his/her appointed representatives.
- (6) Where used, the term “fire official” shall mean the “Fire Marshal” or his/her appointed representatives.
- (7) Decisions and interpretations of code issues by the code official or fire official are final unless otherwise provided as part of the Board of Appeals process.
- (8) Where mentioned, the phrases “permit fees,” “permit schedule” or similar terms shall refer to the City of Gainesville Fee Schedule. The City Council shall, by resolution, establish a schedule of fees for permits, certificates of occupancy, zoning change requests, plat review and recording, Board of

Appeals, Building Standards Commission, and Planning and Zoning Commission, for other matters pertaining to this article, and a collection procedure for the administration thereof.

- (9) Once permit applications are approved and signed by the Building Official or his/her representative, a permit shall be issued and signed by the applicant.
- (10) No permits for new buildings, structures or developments shall be issued until the storm water drainage plan and calculations have been reviewed and approved by city staff.
- (11) No permits shall be issued for new construction or remodeling work of a commercial structure that involves the demolition of walls, removal of sheetrock, floor tile or other building components until an asbestos survey/inspection is done in accordance with state law. A copy of the inspections must be presented to obtain a permit. If asbestos containing materials are found, a copy of the report covering the abatement of the material must also be presented before a permit can be issued.
- (12) Where “refund policy” is mentioned in the various codes, it shall refer to the City of Gainesville refund policy which allows, when requested in writing and approved, within the first week of a permit being issued, a full refund to be granted. From one (1) week to thirty (30) days, half of the permit fee may be refunded. After thirty (30) days, no refund will be given. However, a refund may be considered for approval only if no work or construction of any kind has been started on the project. No refunds will be issued for fees associated with third party reviews and/or inspections.
- (13) Permits are not transferable from one (1) person or contractor to another.
- (14) Any condition or nonconformance that escapes the notice of the inspector during the course of normal inspections is still the responsibility of the contractor or owner to correct.
- (15) All references in the technical code that refer to accessibility or ADA issues shall use the State of Texas Architectural Barrier Standards when the state standard is more restrictive.
- (16) Notice or citations sent by certified mail that have return receipts stamped unclaimed or undeliverable shall be deemed to have been delivered, per Texas Local Government Code Sec. 54.035 (f).
- (17) Citations may be issued for violations of the provisions of all adopted and amended technical codes. The maximum fine per violation is two-thousand dollars (\$2,000.00) per day, with each day that violation exists or continues being a separate violation.
- (18) All general contractors, contractors of major trades and contractors with state licenses shall register with the city prior to starting any work in the city. A copy of their liability insurance or a surety bond in the amount of \$1,000,000 per occurrence is required.
- (19) Before any water, gas, or electric service is extended to any new construction, the requisite permit shall first have been paid for and obtained from the city.
- (20) All new subdivisions shall have underground electric services to structures.
- (21) Permits for accessory building will be granted only for premises where a primary structure already exists.
- (22) All single family dwellings hereinafter constructed shall be provided with off-street parking space for two (2) automobiles at the time of original construction. These spaces shall not be single row spaces, and designed such that no portion of either vehicle encroaches into the minimum area

reserved for front, rear, and side yards. For drives fifty-five (55) feet or less in length from the property line to the home, the drives must be concrete or asphalt. For properties with drives longer than fifty-five (55) feet from the property line to the home, the drive approach plus ten feet past the property line must be concrete or asphalt. The remainder of the drive may be gravel with a minimum of two concrete or asphalt parking spaces at the home.

- (23) Where the owner of an existing dwelling desires to convert garage space into living area, such construction shall conform to the city's building codes. Plans for the conversion shall be submitted as required by the city building official at the time of application for a building permit. Furthermore, parking space must be retained that is adequate for two (2) vehicles, such that no portion of either vehicle encroaches in the minimum area reserved for front, rear, and side yards. Finally, no new carport of garage shall be constructed in front of the old garage unless the required setbacks can be met. No carport shall extend closer to the front property line than the primary structure.
- (24) The minimum living area for any new residential building shall be one thousand two hundred (1,200) square feet (of air conditioned space), not including the garage nor uncovered/covered decks and patios.
- (25) The city does not enforce deed restrictions.
- (26) All commercial buildings require an asbestos survey by a state-certified asbestos inspector prior to the issuance of a permit for any type of demolition work. If any asbestos is found, it must be abated prior to the issuance of any demolition permits. Asbestos surveys are required for each commercial permit issued, regardless of previous surveys that may have been submitted.
- (27) Foundations and flatwork for a demolished structure or building shall also be demolished at the same time as the demolition of the building and removed from the property.
- (28) References in the various codes to "atmospheric-type vacuum breaker," "pressure-type vacuum breaker" and "reduced pressure principle backflow preventer" for lawn irrigation systems shall be replaced with "double-check backflow preventer assembly."
- (29) Additional foundation requirements.
1. Whenever a provision of this section or any other provision of this article, or any provision in any other law, ordinance, resolution, rule or regulation of any kind contains any restrictions covering any of the same subject matter, whichever restrictions are more restrictive or impose higher standards or requirements shall govern. Any provisions of this section that are in conflict with state law shall be governed by the state law to the extent of the conflict only.
  2. For residential accessory structures with foundations, all interior spot piers located above ground shall be constructed of poured concrete tied with a minimum of four (4), 1/2" steel reinforcing bars centered in the pier. Footings shall be a minimum of eighteen (18) inches deep with a minimum twelve (12) inches of depth in undisturbed soil and ten (10) inches in width with four (4), 5/8" steel reinforcement bars.
  3. All commercial and residential slab foundations shall be engineered other than residential accessory structures. (See (30) (b) above.) Professionally engineered slab design documentation must be submitted prior to permitting.
  4. The finished floor elevation of foundations not located in flood zones shall be at least twelve (12) inches above the top of curb or edge of street elevation, whichever is higher. In the event that the grading of a lot is not suitable for this rule an alternate grading plan must be submitted for approval. The alternate plan must include provisions for storm water drainage. Foundations located in flood zones must comply with the provisions of the City of Gainesville Flood Control Ordinance.

- (30) Contractors shall insure all required setbacks addressed by the City of Gainesville Zoning Ordinance are observed.
- (31) Contractors are responsible for notifying the Community Development Department when they have stages of construction ready for inspection.
- (32) All new swimming pools shall be constructed in accordance with the Virginia Graeme Baker Pool and Spa Act of 2007.
- (33) All fire code amendments shall also apply to the related section of the adopted building code or other referenced code.
- (34) Certificates of occupancy shall not be issued until all deficiencies noted on the inspection forms have been corrected. Deficiencies shall be corrected within two (2) weeks of the date of the inspection. Extensions of time shall be requested in writing giving reasons for the request.
- (35) Certificate of occupancy may be revoked at any time and utilities ordered to be disconnected by the Building Official or the Fire Marshal for nonconformance with city or state codes or ordinances.
- (36) General contractors are responsible for maintaining grass, weeds, trash, and other code enforcement-related issues during the course of their projects.
- (37) Real estate agents, property management companies, auction companies and similar entities are responsible for grass, weeds, and other code enforcement issues for properties under their control.
- (38) Roofs shall be of one (1) color shingles or other approved roofing material.
- (39) Houses shall not be painted in stripes, checks, swirls or similar types of patterns.

### **Sec. 5-3. - Specific amendments to the 2021 International Building Code.**

- (1) **Section 101.4;** *amend to read as follows:*

**101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

- (2) **Section 101.4.8;** *add the following:*

**101.4.8 Electrical.** The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

- (3) **Sections 103 and 103.1;** *amend to insert the Department Name*

**103.1 Creation of enforcement agency.** The City of Gainesville Community Development Department is hereby created and the official in charge thereof shall be known as the *building official*.

- (4) **Section 104.2.1;** *amend to read as follows:*

See City of Gainesville Code of Ordinances Chapter 15, Article II for flood hazard requirements.

(5) **Section 104.10.1**; *amend to read as follows:*

See City of Gainesville Code of Ordinances Chapter 15, Article II for flood hazard requirements.  
*(Note: Sections 104.2.1, 104.10.1, 110.3.12.1, 1612, and 3114 are all inter-connected related to flood hazard areas, and amendments or deletions should be considered as a whole.)*

(6) **Section 105.2**; *delete section in its entirety*

(7) **Section 109**; *add Section 109.7 to read as follows:*

**109.7 Re-inspection Fee.** A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. City approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. The job site is red-tagged twice for the same item;
6. The original red tag has been removed from the job site.
7. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

(8) **Section 110.3.5**; *delete Exception*

(9) **Section 202**; *amend to read as follows:*

**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

(10) **Section 202**; *add definition of Assisting Living Facilities to read as follows.*

**ASSISTED LIVING FACILITIES.** *A building or part thereof housing persons, on a twenty four (24)-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.*

(11) **Section 202**; *amend definition of "Repair Garage" as follows:*

**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.

(12) **Section 202**; *amend definition of SPECIAL INSPECTOR to read as follows:*

**SPECIAL INSPECTOR.** A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge and the Building Official as having the competence necessary to inspect a particular type of construction requiring special inspection.

- (13) **Section 202**; amend definition of *HIGH-RISE BUILDING* to read as follows:  
**HIGH-RISE BUILDING.** A building with an occupied floor located more than 55 feet above the lowest level of fire department vehicle access.
- (14) **Section 303.1.3**; add a sentence to read as follows:  
**303.1.3 Associated with Group E occupancies.** A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, when applying the assembly requirements of Chapters 10 and 11.
- (15) **Section 304.1**; add the following to the list of occupancies:  
Fire stations  
Police stations with detention facilities for 5 or less
- (16) **Section 307.1.1**; add the following sentence to Exception 4:  
4. Cleaning establishments... *{Text unchanged}* ...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.
- (17) **Section 403.1**, Exception 3; amend to read as follows:  
The open-air portion of a building *[remainder unchanged]*
- (18) **Section 403.3, Automatic Sprinkler System.** Delete exception;
- (19) **Section 403.3.2**; amend to read as follows:  
**403.3.2 Water supply to required fire pumps.** In buildings that are more than 120 feet in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.
- (20) **Section 404.10**; amend to read as follows:  
**Section 404.10 Exit Stairways in an atrium.** Where an atrium contains an exit access stairway all the following shall be met:  
*[Remainder Unchanged]*
- (21) **Section 406.3.3.1**; add sentence to read as follows:  
A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet.
- (22) **Section 423.5.1**; amend to read as follows:  
**423.5.1 Required occupant capacity.** The required occupant capacity of the storm shelter shall include all of the buildings on the site and shall be the total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.  
**Exceptions:**  
1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on the site, the storm shelter shall at a minimum accommodate the required occupant capacity for the new building.  
2. Where approved by the building official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the site.

3. Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by occupant load calculation, shall be permitted to be used in the determination of the required design occupant capacity for the storm shelter.

(23) **Section 503.1.;** *add sentence to read as follows:*

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls, except as allowed in Section 510.

(24) **Table 506.2;** *delete footnote i from table*

(25) **Section 506.3.1;** *add sentence to read as follows:*

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot-wide pathway meeting fire department access from the street or approved fire lane shall be provided.

(26) **Section 708.4.2;** *amend sentence to read as follows:*

**Exceptions:**

Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping. *[Remainder unchanged]*

(27) **Section 718.3;** *amend Exception to read as follows:*

**Exceptions:** Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustible construction, sprinkler protection is provided in the floor space.

(28) **Section 718.4;** *amend Exception to read as follows:*

**Exceptions:** Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space

(29) **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 or inspected by approved camera when foreign material is present or when caps are missing, 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 nighttime 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*.

(30) **Section 903.1.1;** *amend to read as follows:*

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

(31) **Section 903.2;** *add Section to read as follows and delete the exception for telecommunications buildings:*

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."

(32) **Section 903.2.4.2;** *amend to read as follows:*

**903.2.4.2 Group F-1 distilled spirits.** An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at any one time.

(33) **Section 903.2.9.3;** *amend to read as follows:*

**903.2.9.3 Group S-1 distilled spirits or wine.** An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>16% alcohol) in the fire area at any one time.

(34) **Section 903.2.9.4 and 903.2.9.5;** *delete Exception to 903.2.9.4 and add Section 903.2.9.5 to read as follows:*

**903.2.9.5 Self-Service Storage Facility.** An automatic sprinkler system shall be installed throughout all self-service storage facilities.

- (35) **Section 903.2.11**; *amend 903.2.11.3 to read as follows and delete Exceptions:*  
**903.2.11.3 Buildings 35 Feet or More in Height.** An automatic sprinkler system shall be installed throughout buildings that have one or more stories, other than penthouses, in compliance with Section 1510 of the International Building Code, located 35 feet or more above the lowest level of fire department vehicle access, measured to the finished floor.
- (36) **Section 903.2.11**; *add 903.2.11.7 to read as follows:*  
**903.2.11.7 High-Piled Combustible Storage.** For any building with a clear height exceeding 12 feet, see Chapter 32 to determine if those provisions apply.
- (37) **Section 903.2.11**; *add 903.2.11.8 to read as follows:*  
**903.2.11.8 Spray Booths and Rooms.** New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.
- (38) **Section 903.3.1.1.1**; *amend 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 fire 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. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
- (39) **Section 903.3.1.2**; *amend to read as follows:*  
**903.3.1.2 NFPA 13R sprinkler systems.** Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:
1. Four stories or less above grade plane.
  2. The floor level of the highest story is 35 feet or less above the lowest level of fire department vehicle access.
  3. The floor level of the lowest story is 35 feet or less below the lowest level of fire department vehicle access.
- {No change to remainder of section.}
- (40) **Section 903.3.1.2.2**; *amend to read as follows:*  
**903.3.1.2.2 Corridors and balconies.** Sprinkler protection shall be provided in all corridors and for all balconies. *{Delete the rest of this section.}*
- (41) **Section 903.3.1.2.3**; *delete section and replace as follows:*  
**Section 903.3.1.2.3 Attached Garages and Attics.** Sprinkler protection is required in attached garages, and in the following attic spaces:
1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
  2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.

3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
  - 4.1 Provide automatic sprinkler system protection.
  - 4.2 Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
  - 4.3 Construct the attic using noncombustible materials.
  - 4.4 Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
  - 4.5 Fill the attic with noncombustible insulation.

(42) **Section 903.3.1.3;** *amend to read as follows:*

**903.3.1.3 NFPA 13D Sprinkler Systems.** *Automatic sprinkler systems* installed in one- and two-family *dwelling*s; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

(43) **Section 903.3.1.4;** *add to read as follows:*

**903.3.1.4 Freeze protection.** Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

(44) **Section 903.3.1.4;** *add 903.3.1.4.1 and Exceptions to read as follows:*

**903.3.1.4.1 Attics.** Only dry pipe, pre-action, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

**Exception:** Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and,
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and,
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

(45) **Section 903.3.1.4;** *add 903.3.1.4.2 to read as follows*

**903.3.1.4.2 Heat trace/insulation.** Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(46) **Section 903.3.5;** *add a second Section 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 water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

(47) **Section 903.4;** *add a second Section 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.

(48) **Section 903.4.2;** *add second Section 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.

(49) **Section 905.2;** *amend 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.

(50) **Section 905.3;** *add Section 905.3.9 and Exception to read as follows:*

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

**Exceptions:**

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
2. R-2 occupancies of four stories or less in height having no interior corridors.

(51) **Section 905.4;** *amend as follows and add 7:*

1. In every required exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

**Exception:** Where floor areas adjacent to an exit passageway are reachable from an exit stairway hose connection by a {remainder of text unchanged}

5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3% slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.
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.

(52) **Section 905.8;** *amend to read as follows:*

**905.8 Dry standpipes.** Dry standpipes shall not be installed.

**Exception:** Where subject to freezing and in accordance with NFPA 14. Additionally, 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 Supervisory alarm.

(53) **Section 905.9;** *add a second Section 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.

(54) **Section 906.1(1);** *delete Exception #3*

(55) **Section 907.1;** *add Section 907.1.4 to read as follows:*

**907.1.4 Design Standards.** Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

(56) **Section 907.2.1; amend to read as follows:**

**907.2.1 Group A.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons, or where the occupant load is 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 707.3.10 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.

(57) **Section 907.2.3; amend 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 daycare occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

**Exceptions:**

1. {No change.}
  - 1.1 Residential In-Home daycare 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.) {No change to remainder of exceptions.}

(58) **Section 907.2.10; amend to read as follows:**

**907.2.10 Group S.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

**Exception:** {No change.}

(59) **Section 907.2.13, Exception 3; amend 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.

(60) **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.

(61) **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 a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

(62) **Section 907.6.3;** *delete all four Exceptions.*

(63) **Section 907.6.6;** *add sentence at end of Section to read as follows:*

See 907.6.3 for the required information transmitted to the supervising station.

(64) **Section 910.2;** *amend and change Exception 2 and 3 to read as follows:*

**910.2 Where required.** Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Sections 910.2.1, 910.2.2, and 910.3.2.

2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall be required in areas of buildings equipped with control mode special application sprinklers with a response time index of  $50(m*S)^{1/2}$  or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

(65) **Section 910.2.3;** *add 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 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.

(66) **Section 910.4.3.1;** *amend to read as follows:*

**910.4.3.1 Makeup Air.** Makeup air openings shall be provided within 6 feet of the floor level.

Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute of smoke exhaust.

(67) **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.

(68) **Section 913.2.1;** *add Section 913.2.1.1 and Exception to read as follows:*

**913.2.1.1 Fire Pump Room Access.** 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 IFC 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 IFC Section 506.1.

(69) **Section 1006.2.1** amend *Exception 3* to read as follows:

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

(70) **Section 1009.8 Two Way Communication;** add *Exception 7*

7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and Chapter 11.

(71) **Section 1010.2.5 Bolt Locks;** amend *Exceptions 3 and 4* as follows:

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)

(72) **Section 1020.2 Construction;** add *Exception 6* as follows:

6. In unsprinklered group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

(73) **Section 1030.1.1.1 Spaces under grandstands and bleachers;** *delete this section.*

(74) **Section 1101.1 Scope;** add *Exception to Section 1101.1* as follows:

**Exception:** Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(75) **Section 1809.5.1; Frost Protection at Required Exits;** *delete this section*

(76) **Section 2702.5;** add to read as follows:

**Section 2702.5 Designated Critical Operations Areas (DCOA):** In areas within a facility or site requiring continuous operation for the purpose of public safety, emergency management, national security or business continuity, the power systems shall comply with NFPA 70 Article 708.

(77) **Section 2901.1;** add a sentence to read as follows:

**2901.1 Scope.** {existing text to remain} The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

(78) **Section 2902.1;** add a second Section to read as follows:

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

(79) **Table 2902.1;** add footnote g to read as follows:

*g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.*

(80) **Section 2902.1.4; add to read as follows:**

**2902.1.4 Additional fixtures for food preparation facilities.** In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

**2902.1.4.1 Hand washing lavatory.** At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

**2902.1.4.2 Service sink.** In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the City of Gainesville health department.

(81) **Section 3002.1 Hoistway Enclosure Protection required. Add exceptions as follows:**

**Exceptions:**

1. Elevators completely located within atriums shall not require hoistway enclosure protection.
2. Elevators in open or enclosed parking garages that serve only the parking garage, shall not require hoistway enclosure protection.

(82) **Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; delete Exceptions and add two new exceptions to as follows:**

**Exceptions:**

1. Elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.
2. Elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

(83) **Section 3005.5; add a new subsection to Section 3005.5.1 as follows:**

**3005.5.1 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.**

**3005.5.1.1 Automatic sprinkler system.** The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.5.1.1.1.

**3005.5.1.1.1 Prohibited locations.** Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

**3005.5.1.1.2 Sprinkler system monitoring.** The sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

**3005.5.1.2 Water protection.** An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.

**3005.5.1.3 Omission of Shunt trip.** Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

(84) **Section 3005.8; add Section 3005.8 as follows:**

**3005.8 Storage.** Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: “No Storage Allowed”.

(85) **Section 3006.2 Hoistway Opening Protection Required;** *amend as follows:*

5. The building is a high rise and the elevator hoistway is more than 55 feet in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway

(86) **Section 3007.3 and Section 3008.3;** *revise text by deleting “enclosed” as follows:*

**3007.3 Water Protection.** Water from the operation of an automatic sprinkler system outside the lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

**3008.3 Water Protection.** Water from the operation of an automatic sprinkler system outside the lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

**Sec. 5-4. - Specific amendments to the 2021 International Residential Code.**

(1) **Section R102.4;** *amend to read as follows:*

**R102.4 Referenced codes and standards.** The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2.

Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

(2) **Section R103.1;** *amend to read as follows:*

**R103.1 Creation of enforcement agency.** The City of Gainesville Community Development Department is hereby created and the official in charge thereof shall be known as the building official.

(3) **Section R104.10.1 Flood Hazard areas;** *delete this section.*

(4) **Section R105.3.1.1;** *delete this section.*

(5) **Section R106.1.4;** *delete this section.*

(6) **Section R110 (R110.1 through R110.5);** *delete these sections*

(7) **Section R202;** *change definition of "Townhouse Unit" to read as follows:*

**TOWNHOUSE UNIT.** A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and has a yard or public way on not less than two sides.

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5 lb/ft	SPEED <sup>d</sup> (MPH)  115 (3 sec-gust)/ 76 fastest	Topographic Effects <sup>k</sup>	Special Wind Region <sup>l</sup>	Windborne Debris Zone <sup>m</sup>	Weathering <sup>a</sup>	Frost Line Depth <sup>b</sup>	Termite <sup>c</sup>	22 <sup>o</sup> F	No	Local Code	150	64.9 <sup>o</sup> F
		No	No	No								

(8) **Table R301.2 (1)**; fill in as follows:

Delete remainder of table Manual J Design Criteria and footnote N

(9) **Section R302.1**; add Exception #6 to read as follows:

**Exceptions:** {previous exceptions unchanged}

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

(10) **Section R302.2.6**; delete Exception #6

(11) **Section R302.3**; add Exception #3 to read as follows:

**Exceptions:**

3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

(12) **Section R302.5.1**; amend to read as follows:

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches in thickness, solid or honeycomb core steel doors not less than 13/8 inches thick, or 20-minute fire-rated doors.

(13) **Section R303.3, Exception**; amend to read as follows:

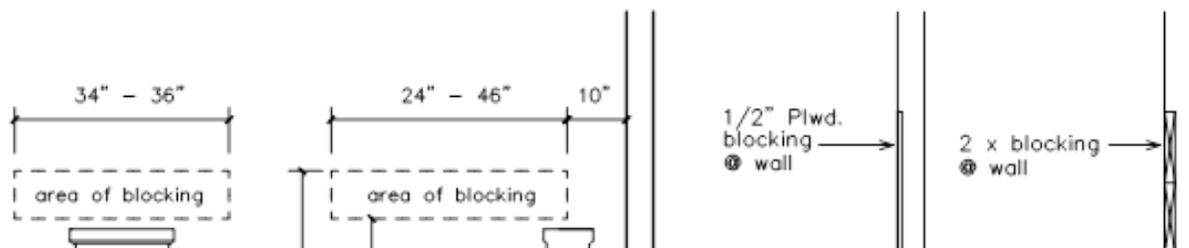
**Exception:** {existing text unchanged} Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

(14) **Section R307.3**; add to read as follows:

**Section R307.3 Blocking.** Required at one toilet at grade level. Blocking per Section R307.4 and Figure 307.4 shall be installed at rear wall and one wall adjacent to toilet at the lowest living level where a toilet is provided.

(15) **Section R307.4**; add to read as follows:

**Section R307.4 Blocking.** Blocking may be 1/2" plywood or equivalent or 2 x solid wood blocking flush with wall.



(16) **Section R313.2 One and Two Family Dwellings;** *Delete this section and subsection in their entirety.*

(17) **Section R315.2.2 Alterations, repairs and additions;** *amend to read as follows:*

**Exception:**

2. Installation, alteration or repairs of all electrically powered mechanical systems or plumbing appliances.

(18) **Section R322 Flood Resistant Construction;** *delete section.*

(19) **Section R327.1.1 Adjacency to Structural Foundation;** *add to read as follows:*

**Section R327.1.1 Adjacency to Structural Foundation.** Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

**Exception:** A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

(20) **Section R401.2;** *amend by adding a new Section following the existing Section to read as follows:*

**Section R401.2. Requirements.** *{existing text unchanged}*

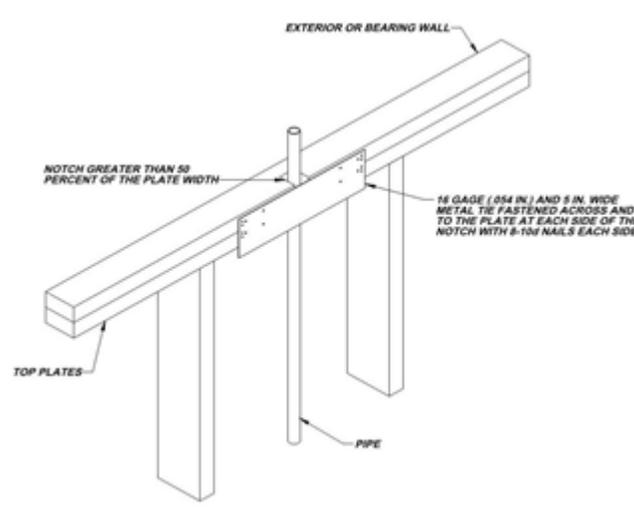
Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.

(21) **Section R602.6.1;** *amend the following:*

**R602.6.1 Drilling and notching of top plate.** When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (16 Ga) and 5 inches wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) nails having a minimum length of 1 ½ inches) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1.

*{remainder unchanged}*

(22) **Figure R602.6.1;** *delete the figure and insert the following figure:*



(23) **Section R703.8.4.1.2 Veneer Ties for Wall Studs;** *amend to read as follows:*

**R703.8.4.1.2 Veneer Ties for Wall Studs.** In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in o.c., stud ties shall be spaced no further apart than 24 in vertically starting approximately 12 in from the foundation; or
2. When studs are 24 in o.c., stud ties shall be spaced no further apart than 16 in vertically starting approximately 8 in from the foundation.

(24) **Section R902.1;** *amend and add Exception #5 to read as follows:*

**R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. {Remainder unchanged}

**Exceptions:**

5. Non-classified roof coverings shall be permitted on one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

(25) **Chapter 11 [RE] – Energy Efficiency** *is deleted in its entirety; Reference the 2021 IECC for energy code provisions and recommended amendments.*

(26) **Section M1305.1.2;** *amend to read as follows:*

**M1305.1.2 Appliances in attics.** {Text unchanged}. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb capacity.
3. An access door from an upper floor level.

(27) **Section M1411.3;** *amend to read as follows:*

**M1411.3 Condensate disposal.** Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to a sanitary sewer through a trap, by means of a direct or indirect drain.

(28) **Section M1411.3.1, Items 3 and 4;** *add text to read as follows:*

**M1411.3.1 Auxiliary and secondary drain systems.**

3. A water level detection device may be installed only with prior approval of the building official.
4. A water level detection device may be installed only with prior approval of the building official.

(29) **Section M1411.3.1.1**; *add text to read as follows:*

**M1411.3.1.1 Water-level monitoring devices.** {Text unchanged}. A water level detection device may be installed only with prior approval of the building official.

(30) **Section M1503.6 Makeup Air Required**; *amend and add exception as follows:*

**M1503.6 Makeup air required.** Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute shall be mechanically or passively provided with makeup air at a rate approximate to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

**Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

(31) **Section M2005.2**; *amend to read as follows:*

**M2005.2 Prohibited locations.** Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

(32) **Section G2408.3 (305.5) Private Garages**; *delete this section in its entirety*

(33) **Section G2415.2 (404.2) CSST**; *add a second Section to read as follows:*

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag: "WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

(34) **Section G2415.12 (404.12) and G2415.12.1 (404.12.1)**; *amend to read as follows:*

**G2415.12 (404.12) Minimum burial depth.** Underground *piping systems* shall be installed a minimum depth of 18 inches (457 mm) below grade.

(35) **G2415.12.1 (404.12.1) Individual Outdoor Appliances**; *delete in its entirety*

(36) **Section G2417.1 (406.1)**; *amend to read as follows:*

**G2417.1 (406.1) General.** Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit

holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

(37) **Section G2417.4;** *amend to read as follows:*

**G2417.4 (406.4) Test pressure measurement.** Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

(38) **Section G2417.4.1;** *amend to read as follows:*

**G2417.4.1 (406.4.1) Test pressure.** The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing

(39) **Section G2417.4.2;** *amend to read as follows:*

**G2417.4.2 (406.4.2) Test duration.** The test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

(40) **Section G2420.1 (406.1);** *add Section G2420.1.4 to read as follows:*

**G2420.1.4 Valves in CSST installations.** Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

(41) **Section G2420.5.1 (409.5.1);** *add text to read as follows:*

**G2420.5.1 (409.5.1) Located within the same room.** {Text unchanged}. A secondary shutoff valve must be installed within 3 feet of the firebox if appliance shutoff is located in the firebox.

(42) **Section G2421.1 (410.1);** *add text and Exception to read as follows:*

**G2421.1 (410.1) Pressure regulators.** {Text unchanged}. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

**Exception:** A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

(43) **Section G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations;** *delete Exception #1 and Exception #4.*

(44) **Section G2445.2 (621.2);** *add Exception to read as follows:*

**G2445.2 (621.2) Prohibited use.** One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

**Exception:** Existing approved unvented room heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Building Official unless an unsafe condition is determined to exist as described in International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

(45) **Section G2448.1.1 (624.1.1);** *amend to read as follows:*

**G2448.1.1 (624.1.1) Installation requirements.** The requirements for water heaters relative to access, sizing, relief valves, drain pans and scald protection shall be in accordance with this code.

(46) **Section P2603;** *add to read as follows:*

**P2603.3 Protection against corrosion.** Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

(47) **Section P2603.5.1 Sewer Depth;** *amend to read as follows:*

**P2603.5.1 Sewer depth.** Building sewers shall be a minimum of 12 inches below grade.

(48) **Section P2604;** *add to read as follows:*

**P2604.2.1 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

(49) **Section P2801;** *amend to read as follows:*

**P2801.6 Required pan.**

Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:

1. Galvanized steel or aluminum of not less than 0.0236 inch in thickness.
2. Plastic not less than 0.036 inch in thickness.
3. Other approved materials.

(50) **Section P2801.6.1;** *amend to read as follows:*

**Section P2801.6.1 Pan size and drain.** The pan shall be not less than 1 ½ inches in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water

heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than  $\frac{3}{4}$  inch. Piping for safety pan drains shall be of those materials listed in Table P2906.5. Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions. {Remaining text unchanged}

(51) **Section P2804.6.1**; *amend to read as follows:*

**Section P2804.6.1 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

**Exception:** Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to an approved location or to the outdoors. {Remainder unchanged}.

(52) **Section P2902.5.3**; *amend to read as follows:*

**P2902.5.3 Lawn irrigation systems.** The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer.

(53) **Section P3003.9**; *change to read as follows:*

**P3003.9.2 Solvent cementing.** Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

(54) **Section P3111Combination waste and vent systems**; *delete this section in its entirety.*

(55) **Section P3112.2 Vent Collection**; *delete and replace with the following:*

**P3112.2 Installation.** Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter ( $\frac{1}{4}$ ) inch per foot back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree, a ninety (90) degree and a forty-five (45) degree elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the

return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

## **Sec. 5-5. – Specific amendments to the 2021 International Existing Building Code.**

(1) **Section 102.4**; *change to read as follows*:

**102.4 Referenced codes and standards.** The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2. {No change to rest of section.}

(2) **Section 110.2**; *delete number 11.*

(3) **Section 202**; *amend definition of Existing Building as follows*:

**EXISTING BUILDING** - A building, structure, or space with an approved final inspection issued under a code edition which is at least two published code editions preceding the currently adopted building code; a building, structure or space that is undergoing a change of occupancy or use.

(4) **Section 202**; *amend definition of Existing Structure as follows*:

**Existing Structure** - A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is undergoing a change of occupancy or use.

(5) **Section 306.1**; *add exceptions to read as follows*:

**Exceptions:**

1. Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.
2. If the cost of the project is less than \$50K, it must comply with ICC A117.1, or it shall be reviewed and inspected to the Texas Accessibility Standards by a Registered Accessibility Specialist.

(6) **Section 306.2**; *add exception to read as follows*:

**Exception:** Projects subject to the Texas Accessibility Standards as adopted by the Texas Department of Licensing and Regulation are exempt from this section. Projects with a valuation of less than \$50,000.00 (which are subject to the Texas Accessibility Standards) may be accepted as equivalent to this section where reviewed and inspected to the Texas Accessibility Standards by a Texas Department of Licensing and Regulation Registered Accessibility Specialist when a plan review report and a compliant inspection report are provided to the building code official.

(7) **Section 306.5.1**; *add to read as follows*:

**306.5.1 Complete change of occupancy.** Where an entire building undergoes a *change of occupancy*, it shall comply with Section 305.4.1 and shall have all of the following accessible features:

1. Not fewer than one accessible building entrance.
2. Not fewer than one accessible route from an accessible building entrance to *primary function* areas.
3. Signage complying with Section 1111 of the *International Building Code*.
4. Accessible parking, where parking is being provided.
5. Not fewer than one accessible passenger loading zone, where loading zones are provided.

6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.
7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.

**Exception:** The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

- (8) **Section 401.3 Flood Hazard Areas;** *delete this section.*
- (9) **Section 405.2.6 Flood Hazard Areas;** *delete this section.*
- (10) **Section 406.1;** *amend to read as follows:*  
**406.1 Material.** Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material, in accordance with the requirements of NFPA 70.
- (11) **Section 502.3 Flood Hazard Areas;** *delete this section.*
- (12) **Section 503.2 Flood hazard areas;** *delete this section.*
- (13) **Section 503.16;** *add exception to read as follows:*  
**Exception:** Compliance with the Texas Accessibility Standards is not considered equivalent compliance for the purpose of enforcement of this code section.
- (14) **Section 504.1.2;** *amend to read as follows:*  
**504.1.2 Existing fire escapes.** Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.
- (15) **Section 504.1.3;** *delete this section*
- (16) **Section 507.3 Flood Hazard Areas;** *delete this section*
- (17) **Section 701.3 Flood Hazard Areas;** *delete this section*
- (18) **Section 702.4;** *add exception 2 to read as follows*
  2. Operable windows with openings that are provided with window fall prevention devices that comply with ASTM F2090.
- (19) **Section 702.7;** *add a code reference to read as follows*  
**702.7 Materials and methods.** All new work shall comply with the materials and methods requirements in the *International Building Code, International Energy Conservation Code, International Mechanical Code, National Electrical Code, and International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.
- (20) **Section 802.5.1;** *amend to read as follows:*  
**802.5.1 Minimum requirement.** Every portion of open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps, and landings that is more than 30 inches

above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

(21) **Section 803.1**; *add sentence to read as follows:*

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(22) **Section 803.2.6**; *amend exception to read as follows:*

**Exception:** Supervision is not required where the Fire Code does not require such for new construction.

(23) **Section 803.3**; *amend to read as follows:*

**803.3 Standpipes.** Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

(24) **Section 804.2**; *delete Exception #1*

(25) **Section 804.4.1.2**; *amend to read as follows:*

**804.4.1.2 Fire Escapes required.** For other than Group I-2, where more than one exit is required, an existing fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

(26) **Section 804.4.1.2.1**; *amend to read as follows:*

**804.4.1.2.1 Fire Escape access and details -**

2. Access to a fire escape shall be through a door

5. In all buildings of Group E occupancy up to and including the 12<sup>th</sup> grade, buildings of Group I occupancy, boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

(27) **Section 804.6.2 Transoms**; *add language to read as follows:*

**804.6.2 Transoms.** In all buildings of Group B, E, I-1, I-2, R-1 and R-2 occupancies, {Remainder unchanged}

(28) **Section 904.1**; *add sentence to read as follows:*

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(29) **Section 904.1.1**; *amend to read as follows:*

**904.1.1 High-rise buildings.** An automatic sprinkler system shall be provided in work areas of high rise buildings.

(30) **Section 1011.2.1**; *amend to read as follows:*

**1011.2.1 Fire sprinkler system.** Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of

the *International Building Code*. The installation of the automatic sprinkler system shall be required within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the *change of occupancy* by one of the following:

1. Fire barrier, as required by Section 707 of the IBC.
2. Fire wall, as required by Section 706 of the IBC.

(31) **Section 1102.2.1**; *add to read as follows*:

**1102.2.1 Fire Separations.** Where fire separations are utilized to allow additions without exceeding the allowable area provisions of Chapter 5 of the IBC for either the existing building or the new addition, the decreased clear space where the two buildings adjoin shall be accounted for in such calculation relative to the allowable frontage increase.

(32) **Section 1103.3 Flood Hazard Areas**; *delete this section*.

(33) **Section 1201.4 Flood Hazard Areas**; *delete this section*.

(34) **Section 1301.3.2**; *amend to read as follows*:

**1301.3.2 Compliance with other codes.** Buildings that are evaluated in accordance with this section shall comply with the International Fire Code.

(35) **Section 1301.3.3 Compliance with Flood Hazard Provisions**; *delete this section*.

(36) **Section 1402.6 Flood Hazard Areas**; *delete this section*

(37) **Section 1509**; *delete Section 1509.1 through 1509.5 and add Section 1509.1 to read as follows*:

**1509.1 When required.** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. The water supply design and the timing of the water supply installation relative to building construction shall comply with the adopted Fire Code.

## **Sec. 5-6. - Specific amendments to the 2021 International Fire Code.**

(1) **Section 102.1**; *amend #3 to read as follows*:

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

(2) **Section 105.1**; *amend to read as follows*:

**105.1.1 Permits Required:** Replace - "Fire Code Official" with Community Development Department upon approval of the Fire Code Official.

(3) **Section 105.4**; *amend to read as follows*:

**105.4.1.1a Examination of Documents:** The Fire Code Official is authorized to require a third party review on submittals and documents. The third party reviewer shall be pre-approved by the Fire Code Official. All fees for the third party review shall be the responsibility of the submitter.

(4) **Section 105.3.3**; *amend 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.

(5) **Section 105.6.25**; *add to read as follows*:

**105.6.25 Electronic access control systems.** Construction permits are required to install or modify an electronic access control system, as specified in Chapter 10. A separate construction permit is required for to install or modify a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

(6) **Section 107.3;** *delete this section in its entirety*

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

**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 or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Procedures involving sedation
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

**ATRIUM.** An opening connecting two, three or more stories... *{remaining text unchanged}*

**DEFEND IN PLACE.** A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

**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.

**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 1.3G fireworks or 1.4G fireworks. ... *{Remainder of text unchanged}*...

**HIGH-PILED COMBUSTIBLE STORAGE** *{add a second Section to read as follows}:*

Any building classified as a group S Occupancy or Speculative Building exceeding 12,000 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 (speculative warehouse), a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

**HIGH-RISE BUILDING.** A building with an occupied floor located more than 55 feet above the lowest level of fire department vehicle access.

**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.

**RESIDENTIAL GROUP R ;** *amend to read as follows:*

**Residential Group R-1.** Residential Group R-1 occupancies containing sleeping units where the occupants are primarily transient in nature, including:

- Bed and Breakfasts
- Boarding Houses (transient)
- Hotels (transient)
- Motels (transient)

Congregate living facilities (transient) with 10 or fewer occupants are permitted to comply with the construction requirements for Group R-3.

**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.

**SHORT TERM RENTAL.** The rental of a room, loft, or entire home for 30 to 180 days per calendar year to transient guests who have paid for accommodations.

**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.

**UPGRADED OR REPLACED FIRE ALARM SYSTEM.** A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

**The following are not considered an upgrade or replacement:**

- Firmware updates
- Software updates
- Replacing boards of the same model with chips utilizing the same or newer firmware

(8) **Section 307.1 a;** *add to read as follows:*

**307.1a. CITY OF GAINESVILLE, TEXAS: OPEN BURNING, RECREATIONAL FIRES, AND BONFIRES REGULATIONS.** Any outdoor burning shall be conducted in accordance with the "City of Gainesville Open Burning, Recreational Fires and Bonfires Regulations" as follows:

**This information is provided for all persons within the City Limits of Gainesville, Texas.**

Persons wishing to conduct an outdoor burn should be aware of State and Local Regulations that apply to outdoor burning. State Requirements are addressed in a document entitled "Outdoor Burning in Texas", published by the Texas Commission on Environmental Quality. This information can be accessed online at [www.tceq.state.tx.us](http://www.tceq.state.tx.us) and searching under available publications. Local requirements from the City of Gainesville are covered in the 2018 Edition of the International Fire Code, Section 307, as amended. Any of these regulations may apply to outdoor burns in Gainesville.

The Fire Code requires that all persons who wish to conduct open burning complete a permit application and obtain a burning permit. Before a permit is issued, a Fire Marshal's Office official may inspect the premises to verify information regarding the permit application. In instances where laws or regulations are enforceable by any other governmental entity having jurisdiction, joint approval shall be obtained. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises, or shall be kept on the premises in a location designated by the Fire Marshal's office. Permits shall be subject to inspection at all times by an officer of the fire or police department or other persons authorized by the Fire Marshal. Permits may be revoked at any time when it is determined by the Fire Marshal (or designee) that any conditions or limitations set forth in a permit have been violated, which may result in fines or additional fees issued by the fire department or TCEQ.

The authority to conduct outdoor burning under the regulations listed below does not exempt or excuse any person responsible from the consequences, damages, or injuries resulting from the burning and does not exempt or excuse anyone from complying with all other applicable laws or ordinances, regulations, and orders of governmental entities having jurisdiction, even though the burning is otherwise conducted in compliance with the regulations listed below.

Review the following burn regulations and then contact the Community Development Department to request and/or apply for a burn permit. A Fire Inspector will set up an appointment to come out and conduct a site inspection. This inspection must be conducted with the owner or owner's representative. If the inspection passes, the Fire Inspector will approve the issuance of the permit and authorize the Community Development Department to issue the permit. It is recommended to apply for a burn permit two to three days prior to the desired commencement of the burn. A copy of the permit application and inspection must remain available on site at all times. Burning is allowed with a permit only after an on-site inspection by the Fire Marshal's Office. Permit fee is in accordance with the Fee Schedule adopted by the Gainesville City Council. Permits are issued "per occurrence". Burn permits are valid for 5 days. When the permit expires, applicants may start the permit process again.

Contact police/fire dispatch non-emergency prior to the commencement of burning. Give the Dispatcher your address information, emergency call back telephone number and burn permit number. Also notify Fire Marshal's Office the weekday/business day before the planned burn to verify that the weather conditions are satisfactory to conduct the burn. The website [www.accuweather.com](http://www.accuweather.com) will be utilized as a resource in making decisions on burn/no burn conditions and projections. The Fire Marshal's Office will also verify that a burn ban is not in effect. This approval will be recorded by the Fire Marshal's Office and could be considered a violation of the permit regulations if it is not made each day prior to commencement of an open burn.

A phone shall be available to call 9-1-1 if the fire gets out of control.

You must have control of your fire at all times. Out of control wildfires are subject to fees or fines to cover expenses incurred by the fire department during extinguishment.

The location for open burning shall not be less than 300 feet from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet of any structure.

Burning shall be commenced and conducted only when wind direction and other meteorological conditions are such that smoke and other pollutants will not cause adverse effects to any public roadway or off-site structure containing sensitive receptor(s) as listed below:

Winds more than 6 MPH but less than 15 MPH during the burn period.

Burning shall not be conducted during periods of actual or predicted persistent low-level atmospheric temperature inversions.

The initiation of burning shall commence no earlier than one hour after sunrise. Burning shall be completed on the same day one hour before sunset (ceremonial and campfire/cooking fires may be later). In cases where residual fires and/or smoldering objects continue to emit smoke after this time, such areas shall be extinguished if the smoke from these areas has the potential to create a nuisance or traffic hazard condition. In no case shall the extent of the burn area be allowed to increase after this time.

The burning of domestic waste is PROHIBITED. The State of Texas defines domestic waste as follows: wastes that normally result from the function of life within a residence—for example, kitchen garbage, untreated lumber, cardboard boxes, packaging, clothing, grass, leaves. Such things as tires, construction debris, furniture, carpet, electrical wire, and appliances are not considered to be domestic waste but shall not be burned. Other conditions of the general requirements for outdoor burning do not apply to the burning of domestic waste, but the outdoor burn must not cause a nuisance or traffic hazard. If at any time the burning causes or may tend to cause smoke to blow onto or across a roadway or highway, it is the responsibility of the person initiating the burn to post flag-persons on affected roads.

Open burning shall be constantly attended by a person knowledgeable in the use of fire-extinguishing equipment and familiar with the permit limitations which restrict open burning until the fire is extinguished. An attendant shall supervise the burning material until the fire has been completely extinguished. A garden hose connected to a water supply or other approved fire-extinguishing equipment shall be readily available for use at open-burning sites.

Burning must be conducted downwind of or at least 300 feet from any structure containing sensitive receptors located on adjacent properties unless prior written approval is obtained from whomever owns or rents the adjacent property and either resides or conducts business there. Recreational fires shall not be conducted within 100 feet of a structure, property line or combustible material. Conditions which could cause a fire to spread within 100 feet of a structure shall be eliminated prior to ignition. Recreational fires shall be limited to no larger than 3 feet in diameter and 2 feet in height.

Bonfires or any other open burning shall be conducted utilizing standard open burning rules. If a complaint is received by Gainesville Fire-Rescue that your Outdoor Burn, Recreational Fire or Bonfire is aggravating the sensitive receptors i.e., eyes, nose, and/or lungs of persons in the area near your burn, you will be asked by the Fire Marshal or his representative to immediately extinguish the fire.

Please contact the Fire Marshal's Office if you have any questions in reference to open burning or burn permits.

Thank you for your compliance with these fire safety requirements.

(9) **307.1.1 Prohibited Open Burning; amend 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.

(10) **Section 307.2; amend 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 (TCEQ) 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*.

(11) **Section 307.3; amend 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.

(12) **Section 307.4 and 307.4.1; amend to read as follows:**

**307.4 Location.** The location for open burning shall not be less than 300 feet from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet of any structure.

**307.4.1 Bonfires.** A bonfire shall not be conducted within 50 feet or greater distance as determined by the fire code official, of a structure or combustible material, unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within the required setback 50 feet of a structure shall be eliminated prior to ignition.

(13) **Section 307.4.3, Exceptions; add Exception #2 to read as follows:**

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

(14) **Section 307.4.4**; *add 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 Residential Code or International Building Code.

(15) **Section 307.4.5**; *amend to read as follows*:

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

(16) **Section 307.5**; *amend 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}*

(17) **Section 308.1.4**; *amend to read as follows*:

**308.1.4 Open-flame Cooking Devices.** Charcoal burners and other open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be operated

**Exceptions:**

1. One- and two-family dwellings where LP-gas containers are limited to a water capacity not greater than 50 pounds [nominal 20 pound LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
2. Where buildings, balconies and decks are protected by an approved *automatic sprinkler system*, and LP-gas containers are limited to a water capacity not greater than 50 pounds [nominal 20 pound LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2-1/2 pounds [nominal 1 pound LP-gas capacity].

(18) **Section 308.1.6.2, Exception #3**; *amend to read as follows*:

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

(19) **Section 308.1.6.3**; *amend to read as follows*:

**308.1.6.3 Sky Lanterns.** A person shall not release or cause to be released an untethered unmanned free-floating device containing an open flame or other heat source, such as but not limited to a *sky lantern*.

(20) **Section 311.5**; *amend to read as follows*:

**311.5 Placards.** The *fire code official* is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 114 of this code relating to structural or interior hazards, shall be marked as required by Section 311.5.1 through 311.5.5.

(21) **Section 403.4**; *amend to read as follows*:

**403.4 Group E Occupancies.** An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group E occupancies and for buildings containing both a Group E occupancy and an atrium. A diagram depicting two evacuation routes shall be posted in a conspicuous location in each classroom. Group E occupancies shall also comply with Sections 403.4.1 through 403.4.3.

(22) **Section 404.2.2**; *add Number 4.10. to read as follows*:

4.10. Fire extinguishing system controls.

(23) **Section 405.5;** *amend to read as follows:*

**405.5 Time.** The fire code official may require an evacuation drill at any time. Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

**Exceptions:**

Notification of teachers/staff having supervision of light- or sound-sensitive students/occupants, such as those on the autism spectrum, for the protection of those students/occupants, shall be allowed prior to conducting a drill.

(24) **Section 501.4;** *amend 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.

(25) **Section 503.1.1;** *add sentence to read as follows:*

Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a 10 feet wide unobstructed pathway around the external walls of the structure.

(26) **Section 503.2.1;** *amend to read as follows:*

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

**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.

(27) **Section 503.2.2;** *amend to read as follows:*

**503.2.2 Authority.** The *fire code official* shall have the authority to require or permit modifications to the required an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

(28) **Section 503.2.3;** *amend to read as follows:*

**503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support imposed loads of 85,000 Lbs. for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Refer to the most recently adopted subdivision regulations found within the City of Gainesville Code of Ordinances for the details and specifications for construction.

(29) **Section 503.3;** *amend 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.

**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 face of the curb.

**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.

(30) **Section 503.4; amend 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 503.2.2 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

(31) **Section 505.1; amend to read as follows:**

**505.1 Address Identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. 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 4 inch 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 by 30 inch background on border. Address identification shall be maintained.

**Exception:** R-3 Single Family occupancies shall have approved numerals of a minimum 4 inches 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.

(32) **Section 507.1; add the following sentence:**

All installations in Section 507 shall conform to the most recently adopted subdivision regulations found in the City of Gainesville Code of Ordinances

(33) **Section 507.4; amend 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.

(34) **Section 507.5.4; change to read as follows:**

**507.5.4 Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times. 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.

(35) **Section 509.1.2; add 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 when located inside a building and 4 inches when located outside, or as approved by the *fire code official*. The letters shall be of a color that contrasts with the background.

(36) **Section 605.4 through 605.4.2.2 ; amend to read as follows:**

**605.4 Fuel oil storage systems.** Fuel oil storage systems for building heating systems shall be installed and maintained in accordance with this code. Tanks and fuel-oil piping systems shall be installed in accordance with Chapter 13 of the *International Mechanical Code* and Chapter 57.

**605.4.1 Fuel oil storage in outside, above-ground tanks.** Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons. The storage of fuel oil above ground in quantities exceeding 660 gallons shall comply with NFPA 31 and Chapter 57.

**605.4.1.1 Approval.** Outdoor fuel oil storage tanks shall be in accordance with UL 142 or UL 2085, and also listed as double-wall/secondary containment tanks.

**605.4.2 Fuel oil storage inside buildings.** Fuel oil storage inside buildings shall comply with Sections 605.4.2.2 through 605.4.2.8 or and Chapter 57.

**605.4.2.1 Approval.** Indoor fuel oil storage tanks shall be in accordance with UL 80, UL 142 or UL 2085.

**605.4.2.2 Quantity limits.** One or more fuel oil storage tanks containing Class II or III *combustible liquid* shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660 gallons in unsprinklered buildings, where stored in a tank complying with UL 80, UL 142 or UL 2085, and also listed as a double-wall/secondary containment tank for Class II liquids.
2. 1,320 gallons in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142 or UL 2085. The tank shall be listed as a secondary containment tank, and the secondary containment shall be monitored visually or automatically.
3. 3,000 gallons in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7. The tank shall be listed as a secondary containment tank, as required by UL 2085, and the secondary containment shall be monitored visually or automatically.

(37) **Section 807.5.2.2 and 807.5.2.3 applicable to Group E occupancies; amend to read as follows:**

**807.5.2.2 Artwork in Corridors.** Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the 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.

- (38) **807.5.2.3 Artwork in Classrooms.** Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. 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.
- (39) **Section 807.5.5.2 and 807.5.5.3 applicable to Group I-4 occupancies; amend to read as follows:**
- 807.5.5.2 Artwork in Corridors.** Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the 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.
- 807.5.5.3 Artwork in Classrooms.** Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. 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.
- (40) **Section 901.6; add the following sentence after the first sentence:**
- 901.6 Inspection, Testing and Maintenance:** The fire protection alarm, extinguishing systems, and equipment shall be inspected by licensed personnel registered with the State of Texas State Fire Marshal's Office.
- (41) **Section 901.6.1.1; add 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 or inspected by approved camera when foreign material is present or when caps are missing, 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.

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*.

(42) **Section 901.6.4;** *add to read as follows:*

**901.6.4 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.

(43) **Section 901.7;** *amend 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*}

(44) **Section 903.1.1;** *amend to read as follows:*

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

(45) **Section 903.2;** *add Section to read as follows and delete the Exception for telecommunications buildings:*

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.”

(46) **Section 903.2.4.2;** *amend to read as follows:*

**903.2.4.2 Group F-1 distilled spirits.** An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at any one time.

**Section 903.2.8;** *amend to read as follows:*

**903.2.8 (Group R).** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except for a single structure Group R-1 Short Term Rental (STR) occupancy provided that:

1. The STR and structures comply with all applicable city-adopted codes, regulations, and ordinances including those addressing life and safety concerns and
2. The total number of guest rooms (rooms designed as bedrooms) shall not exceed four guest rooms, and
3. No guest rooms shall be located above a second story nor in a basement, and
4. No more than two guests per room per night shall be permitted, and
5. The residence is protected by a monitored residential style fire/security system with an appropriate automatic smoke detection system installed throughout the residence with occupant notification devices in accordance with Section 907.5 (Occupant notification systems), and
6. The residential style fire/security system must be inspected, tested and maintained in accordance with Section 907.8 (Inspection, testing and maintenance), and
7. Each guest room shall be equipped with a fire extinguisher and fire ladder, and
8. The structure is less than 7,500 square feet, and
9. The maximum stay for one guest is no more than 30 days, and
10. The owner of an STR may not rent the STR more than 180 days per year, and
11. Events may be held at an STR if the STR assembly occupancy area on the ground floor of any structure used as an STR can accommodate the number of event guests per Fire Code requirement of 15 net square feet of assembly occupancy area per person. The number of people permitted to attend an event will be determined by the Fire Marshal and identified on the Certificate of Occupancy and the Special Use Permit, and
12. No STR located in a residential zoning district may use a garbage dumpster, and
13. If located in a residential zone, no advertising signs for the STR are permitted on the premises except for one (1) plaque-style sign mounted on the structure. The plaque shall not exceed four (4) square feet. If the STR is located in a commercial district, signs must comply with the Sign Ordinance related to the zoning district.

(47) **Section 903.2.9.3;** *amend to read as follows:*

**903.2.9.3 Group S-1 distilled spirits or wine.** An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>16% alcohol) in the fire area at any one time.

(48) **Section 903.2.9.4 and 903.2.9.5;** *delete Exception to 903.2.9.4 and add Section 903.2.9.5 to read as follows:*

**903.2.9.5 Self-Service Storage Facility.** An automatic sprinkler system shall be installed throughout all self-service storage facilities.

(49) **Section 903.2.11.3;** *amend to read as follows:*

**903.2.11.3 Buildings 35 feet or more in height.** An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more, other than penthouses in compliance with Section 1511 of the *International Building Code*, located 35 feet or more above the lowest level of fire department vehicle access, measured to the finished floor.

**Exception:** Occupancies in Group F-2.

(50) **Section 903.2.11.7 and 903.2.11.8;** *add to read as follows:*

**903.2.11.7 High-Piled Combustible Storage.** For any building with a clear height exceeding 12 feet, see Chapter 32 to determine if those provisions apply.

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

(51) **Section 903.3.1.1.1; amend 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.

5. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
6. Any room or space where sprinklers are considered undesirable because of the nature of the contents, where approved by the fire code official.
7. 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.
8. Rooms or areas that are of noncombustible construction with wholly noncombustible contents.
9. 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.

(52) **Section 903.3.1.2; amend to read as follows:**

**903.3.1.2 NFPA 13R sprinkler systems.** Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. The floor level of the highest story is 35 feet or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is 35 feet or less below the lowest level of fire department vehicle access.

(53) **Section 903.3.1.2.2; amend to read as follows:**

**903.3.1.2.2 Corridors and balconies in the means of egress.** Sprinkler protection shall be provided in all corridors and for all balconies in the means of egress.

(54) **Section 903.3.1.2.3; delete section and replace as follows:**

**Section 903.3.1.2.3 Attached Garages and Attics.** Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
  - 4.1 Provide automatic sprinkler system protection.
  - 4.2 Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
  - 4.3 Construct the attic using noncombustible materials.
  - 4.4 Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
  - 4.5 Fill the attic with noncombustible insulation.

(55) **Section 903.3.1.3;** *amend 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; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

(56) **Section 903.3.1.4;** *add to read as follows:*

**903.3.1.4 Freeze protection.** Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

**903.3.1.4.1 Attics.** Only dry-pipe, pre-action, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

**Exception:** Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

**903.3.1.4.2 Heat trace/insulation.** Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(55) **Section 903.3.5;** *add a second Section to read as follows:*

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective NFPA standards; however, every water-based fire protection system shall be designed with a 10 psi safety factor. Reference Section 507.4 for additional design requirements.

(56) **Section 903.4;** *add a second Section 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.

(57) **Section 903.4.2;** *add second Section 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.

(58) **Section 905.3.9;** *add to read as follows:*

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

**Exceptions:**

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
2. R-2 occupancies of four stories or less in height having no interior corridors.

(59) **Section 905.4;** *amend Items 1, 3, and 5, and add Item 7 to read as follows:*

1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.

**Exception:** {No change.}

2. {No change.}

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

**Exception:** Where floor areas adjacent to an exit passageway are reachable from an interior exit stairway hose connection by a {*remainder of text unchanged*}

4. {No change.}

5. Where the roof has a slope less than 4 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 an interior exit stairway with stair access to the roof provided in accordance with Section 1011.12.

6. {No change.}

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.

(60) **Section 905.8;** *amend to read as follows:*

**905.8 Dry standpipes.** Dry standpipes shall not be installed.

**Exception:** Where subject to freezing and in accordance with NFPA 14. Additionally, 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 Supervisory alarm.

(61) **Section 905.9;** *add a second Section 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.

(62) **Section 906.1(1);** *amend Exception 3*

**Exception:**

3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:

- 3.1 Use of vehicle mounted extinguishers shall be approved by the fire code official.

- 3.2 Each vehicle shall be equipped with a 10-pound 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved by the extinguisher manufacturer or the fire code official for vehicular use.

- 3.3 Not less than two spare extinguishers of equal or greater rating shall be available on site to replace a discarded extinguisher.

- 3.4 Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.

- 3.5 Inspections of vehicle mounted extinguishers shall be performed daily.

(63) **Section 907.1.4;** *add to read as follows:*

**907.1.4 Design Standards.** Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

All alarm systems new or replacement serving 20 or more alarm actuation devices shall be addressable fire detection systems. Alarm systems serving more than 40 smoke detectors or more than 100 total alarm activating devices shall be analog intelligent addressable fire detection systems.

**Exception:** existing systems need not comply unless the total building remodel or expansion initiated after adoption of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building, occupant must comply within 18 months of permit application.

(64) **Section 907.2.1;** *amend to read as follows:*

**907.2.1 Group A.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where having an occupant load due to the assembly occupancy is of 300 or more persons, or where the Group A occupant load is 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 707.3.10 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.

(65) **Section 907.2.3;** *amend 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 daycare occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

**Exceptions:**

1. {No change.}
  - 1.1 Residential In-Home daycare 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.)

(66) **Section 907.2.10;** *amend to read as follows:*

**907.2.10 Group S.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies three stories or greater in height for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: {No change.}

(67) **Section 907.2.13;** *change Exception #3 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.

(68) **Section 907.4.2.7;** *add to read as follows:*

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

(69) **Section 907.6.1.1;** *add 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 70 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 a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

(70) **Section 907.6.3;** *delete all four Exceptions.*

(71) **Section 907.6.6;** *add sentence at end of Section to read as follows:*

See 907.6.3 for the required information transmitted to the supervising station.

(72) **Section 910.2;** *amend Exceptions #2 and #3 to read as follows:*

Exceptions:

2. Only manual smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of  $50(m*S)^{1/2}$  or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

(73) **Section 910.2.3;** *add to read as follows:*

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

In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet) in single floor area.

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

1. 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.

(74) **Section 910.4.3.1;** *amend to read as follows:*

**910.4.3.1 Makeup Air.** Makeup air openings shall be provided within 6 feet of the floor level. Operation of makeup air openings shall be manual or automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute of smoke exhaust.

(75) **Section 912.2.3;** *add 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.

(76) **Section 913.2.1;** *add second Section 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.

(77) **Section 914.3.1.2; amend to read as follows:**

**914.3.1.2 Water Supply to required Fire Pumps.** In all buildings that are more than 120 feet in *building height*, and buildings of Type IVA and IVB construction that are more than 120 feet in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

**Exception:** {No change to exception.}

(78) **Section 1006.2.1; amend Exception #3 to read as follows:**

**1006.2.1 Egress based on occupant load and common path of egress travel distance.** Two exits or exit doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or space shall be determined in accordance with Section 1004.2.

**Exceptions:**

Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

(79) **Section 1009.8; add Exception #7 to read as follows:**

7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and Chapter 11.

(80) **Section 1010.2.5; amend Exceptions #3 and 4 to read as follows:**

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*)

(81) **Section 1020.2; add Exception #6 to read as follows:**

6. In unsprinklered group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

(84) **Section 1030.1.1.1; add Exception#4 to read as follows:**

4. Where alternate means or methods are submitted to and approved by the Building and Fire Officials.

(85) **Section 1032.2; amend to read as follows:**

**1032.2 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 where 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.

(85) **Section 1103.3;** *add sentence to end of Section as follows:*

Provide emergency signage as required by Section 604.4.

(86) **Section 1103.5.1;** *add sentence to read as follows:*

Fire sprinkler system installation shall be completed within 24 months from date of notification by the fire code official.

(87) **Section 1103.5.6;** *add to read as follows:*

**1103.5.6 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.

(88) **Section 1103.7.7;** *add to read as follows:*

**1103.7.7 Fire Alarm System Design Standards.** Where an existing fire alarm system is upgraded or replaced, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke and/or heat detectors shall have analog initiating devices.

**Exception:** Existing systems need not comply unless the total building, or fire alarm system, remodel or expansion exceeds 30% of the building. When cumulative building, or fire alarm system, remodel or expansion initiated after the date of original fire alarm panel installation exceeds 50% of the building, or fire alarm system, the fire alarm system must comply within 18 months of permit application.

(89) **1103.7.7.1 Communication requirements.** Refer to Section 907.6.6 for applicable requirements.

(90) **Section 1203;** *amend to read as follows:*

**1203.1.3 Installation.** Emergency power systems and standby power systems shall be installed in accordance with the *International Building Code*, NFPA 70, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval, except as specified in Chapter 11.

(91) **Section 1203.1.5;** *add Exception to read as follows:*

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

(92) **Section 1203.1.10;** *add to read as follows*

**1203.1.10 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.

(93) **Section 1203.2;** *amend to read as follows:*

**Section 1203.2 Where Required.** Emergency and standby power systems shall be provided where required by Sections 1203.2.1 through 1203.2.26 or elsewhere identified in this code or any other referenced code.

(94) **Section 1203.2.4;** *amend and add to read as follows:*

**1203.2.4 Emergency Voice/alarm Communications Systems.** Emergency power shall be provided for emergency voice/alarm communications systems in the following occupancies, or as

specified elsewhere in this code, as required in Section 907.5.2.2.5. The system shall be capable of powering the required load for a duration of not less than 24 hours, as required in NFPA 72.  
Covered and Open Malls, Section 907.2.20 and 914.2  
Group A Occupancies, Sections 907.2.1 and 907.5.2.2  
Special Amusement Areas, Section 907.2.12 and 914.7  
High-rise Buildings, Section 907.2.13 and 914.3  
Atriums, Section 907.2.14 and 914.4  
Deep Underground Buildings, Section 907.2.19 and 914.5

(95) **Section 1203.2.15**; *amend to read as follows*:

**1203.2.15 Means of Egress Illumination.** Emergency power shall be provided for *means of egress* illumination in accordance with Sections 1008.3 and 1104.5.1. (90 minutes)

(96) **Section 1203.2.16**; *amend to read as follows*:

**1203.2.16 Membrane Structures.** Emergency power shall be provided for *exit* signs in temporary tents and membrane structures in accordance with Section 3103.12.6. (90 minutes)  
Standby power shall be provided for auxiliary inflation systems in permanent membrane structures in accordance with Section 2702 of the *International Building Code*. (4 hours)  
Auxiliary inflation systems shall be provided in temporary air-supported and air-inflated membrane structures in accordance with section 3103.10.4.

(97) **Section 1203.2.18**; *amend and add to read as follows*:

**1203.2.18 Smoke Control Systems.** Standby power shall be provided for smoke control systems in the following occupancies, or as specified elsewhere in this code, as required in Section 909.11:

Covered Mall Building, *International Building Code*, Section 402.7

Atriums, *International Building Code*, Section 404.7

Underground Buildings, *International Building Code*, Section 405.8

Group I-3, *International Building Code*, Section 408.4.2

Stages, *International Building Code*, Section 410

Special Amusement Areas (as applicable to Group A's), *International Building Code*, Section 411

Smoke Protected Seating, Section 1030.6.2

(98) **Section 1203.2.20**; *add to read as follows*:

**1203.2.20 Covered and Open Mall Buildings.** Emergency power shall be provided in accordance with Section 907.2.20 and 914.2.

(99) **Section 1203.2.21**; *add to read as follows*:

**1203.2.21 Airport Traffic Control Towers.** A standby power system shall be provided in airport traffic control towers more than 65 ft. in height. Power shall be provided to the following equipment:

1. Pressurization equipment, mechanical equipment and lighting.
2. Elevator operating equipment.
3. Fire alarm and smoke detection systems.

(100) **Section 1203.2.22**; *add to read as follows*:

**1203.2.22 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 909.20.7.2.

(101) **Section 1203.2.23**; *add to read as follows*:

**1203.2.23 Elevator Pressurization.** Standby power shall be provided for elevator pressurization system as required by the *International Building Code*, Section 909.21.5.

(102) **Section 1203.2.24;** *add to read as follows:*

**1203.2.24 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.

(103) **Section 1203.2.25;** *add to read as follows:*

**1203.2.25 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 504.11, Item 7.

(104) **Section 1203.2.26;** *add to read as follows:*

**1203.2.26 Means of Egress Illumination in Existing Buildings.** Emergency power shall be provided for *means of egress* illumination in accordance with Section 1104.5 when required by the fire code official. (90 minutes in I-2, 60 minutes elsewhere.)

(105) **Section 2304.1;** *amend 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.

(106) **Section 2401.2;** *delete this section in its entirety.*

(107) **Section 3103.3.1;** *delete this section in its entirety.*

(108) **Table 3206.2, footnote h;** *amend text to read as follows:*

- h. Not required where storage areas are protected by either early suppression fast response (ESFR) sprinkler systems or control mode special application sprinklers with a response time index of 50 1/2 or less that are listed to control a fire in the stored commodities with 12 or fewer sprinklers, installed in accordance with NFPA 13, manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas.

(109) **Table 3206.2;** *add footnote j to row titled 'High Hazard' and 'Greater than 300,000' to read as follows:*

High hazard high-piled storage areas shall not exceed 500,000 square feet. A 2-hour fire wall constructed in accordance with Section 706 of the *International Building Code* shall be used to divide high-piled storage exceeding 500,000 square feet in area.

(110) **Section 3311.1;** *amend to read as follows:*

**Section 3311.1 Required access.** Approved vehicle access for firefighting and emergency response shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 50 of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading

under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. When fire apparatus access roads are required to be installed for any structure or development, access shall be approved prior to the time which construction has progressed beyond completion of the foundation of any structure. Whenever the connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign.

(111) **Section 5601.1.3;** *amend 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, the 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. The use of fireworks for approved fireworks displays as allowed in Section 5608.

(112) **Section 5703.6;** *add sentence to end of Section to read as follows:*

An *approved* method of secondary containment shall be provided for underground tank and piping systems.

(113) **Section 5704.2.11.4;** *amend to read as follows:*

**5704.2.11.4 Leak Prevention.** Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 and 5704.2.11.4.2 through 5704.2.11.4.3. An *approved* method of secondary containment shall be provided for underground tank and piping systems.

(114) **Section 5704.2.11.4.2;** *amend to read as follows:*

**5704.2.11.4.2 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 5704.2.11.4.3.

(115) **Section 5704.2.11.4.3;** *add to read as follows:*

**5704.2.11.4.3 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.

(116) **Section 5707.4;** *add Section to read as follows:*

Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

(117) **Section 6103.2.1.8;** *add 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.

(118) **Section 6104.2;** *add Exception 2 to read as follows:*

Except as permitted in Sections 308 and 6104.3.3, LP-gas containers are not permitted in residential areas.

(119) **Section 6104.3.3;** *add to read as follows:*

**6104.3.3 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-gas can be off-loaded wholly on the property where the tank is located may install up to 500 gallon above ground or 1,000 gallon underground approved containers.

(120) **Section 6107.4 and 6109.13;** *amend to read as follows:*

**6107.4 Protecting Containers from Vehicles.** Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with NFPA 58 Section 312.

**6109.13 Protection of Containers.** LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.

**Exception:** Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in lockable, ventilated cabinets of metal construction.

## **Appendix B Fire Flow Requirements for Buildings**

(121) **Table B105.2;** *amend footnote a. to read as follows:*

The reduced fire-flow shall be not less than 1,500 gallons per minute.

## **Appendix D Fire Apparatus Access Roads amendments**

(122) **Section D102.1;** *amend to read as follows:*

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 85,000 pounds.

(123) **Section D103.4;** *amend to read as follows:*

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4 REQUIREMENTS FOR DEAD END FIRE APPARATUS ACCESS ROADS**

<b>Length (Feet)</b>	<b>Width (Feet)</b>	<b>Turnarounds Required</b>
0-150	24	None required
151-500	24	120' Hammerhead, 60' "Y" or 96' diameter cul-de-sac in accordance with Figure D103.1

501-750	26	120' Hammerhead, 60' "Y" or 96' diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm

(124) **Section D103.5; amend Item 1 to read as follows:**

**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

Where a single gate is provided, the gate width shall be not less than 24 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.

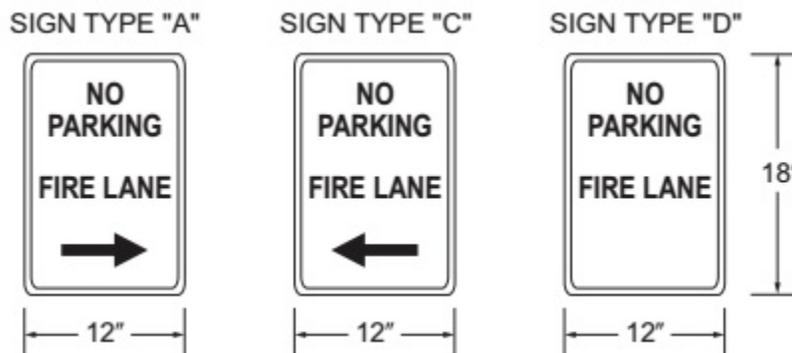
(125) **Section D103.6; amend to read as follows:**

**D103.6 Signs. Marking.** 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. 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 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 (See Figure D103.6). Signs shall have red letters on a white reflective background, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be 6'6" above finished grade. Signs shall be spaced not more than 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.

Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent "NO PARKING—FIRE LANE" signs complying with Figure D103.6, or other approved method. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

**FIGURE D103.6 Fire Lane Signs**



(126) **Section D103.6.1 and D103.6.2; delete sections as follows:**

**D103.6.1 Roads 20 to 26 feet in width.** *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.

- (127) **D103.6.2 Roads more than 26 feet in width.** *Fire lane* signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.
- (128) **Section D104.3; amend to read as follows:**  
**D104.3 Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses, or as *approved by the fire code official.*
- (129) **Section D105.3; amend to read as follows:**  
**D105.3 Proximity to building.** Unless otherwise approved by the fire code official, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved by the fire code official.*
- (130) **Section D106.3; amend to read as follows:**  
**D106.3 Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as *approved by the fire code official.*
- (131) **Section D107.2; amend to read as follows:**  
**D107.2 Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as *approved by the fire code official.*

## **Appendix L Requirements for Fire Fighter Air Replenishment Systems amendments**

- (132) **Section L101.1; amend to read as follows:**  
**Section L101.1 Scope.** Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix in new buildings when any of the following conditions occur:
1. Any new building 5 or more stories in height.
  2. Any new building with 2 or more floors below grade.
  3. Any new building 500,000 square feet or more in size.
- Each stairwell shall have a supply riser. SCBA fill panels shall be located on odd numbered floors commencing at the first level in the primary stairwell and on even numbered floors commencing at level 2 in the remaining stairwells. Fill panels in buildings over 500,000 square feet shall be located adjacent to each standpipe connection.
- The adopting ordinance shall specify building characteristics or special hazards that establish thresholds triggering a requirement for the installation of a FARS. The requirement shall be based on the fire department's capability of replenishing fire fighter breathing air during sustained emergency operations. Considerations shall include:
1. Building characteristics, such as number of stories above or below grade plane, floor area, type of construction and fire-resistance of the primary structural frame to allow sustained fire-fighting operations based on a rating of not less than 2 hours.
  2. Special hazards, other than buildings, that require unique accommodations to allow the fire department to replenish fire fighter breathing air.
  3. Fire department staffing level.
  4. Availability of a fire department breathing air replenishment vehicle.

(133) **Section L104.13.1;** *delete this section in its entirety.*

(134) **Section L104.14;** *add Section to read as follows:*

The external mobile air connection shall be located with approved separation from the Fire Department Connection (FDC) to allow functionality of both devices by first responders; shall be visible from and within 50 ft. of a fire apparatus access road along an unobstructed path; and shall be located in an approved signed, secured cabinet.

## **Sec. 5-7 – Specific Amendments to the 2020 National Electrical Code**

(1) **Article 100;** *add the following to definitions:*

**ENGINEERING SUPERVISION.** Supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations.

(2) **Article 110.2;** *amend to read as follows:*

**110.2 Approval.** The conductors and equipment required or permitted by this *Code* shall be acceptable only if approved. Approval of equipment may be evident by listing and labeling of equipment by a Nationally Recognized Testing Lab (NRTL) with a certification mark of that laboratory or a qualified third party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the International Code Council International Accreditation Service AC354 or ANSI National Accreditation Board programs and approved by the AHJ.

**Exception:** Unlisted equipment that is relocated to another location within a jurisdiction or is field modified is subject to the approval by the AHJ. This approval may be by a field evaluation by a NRTL or qualified third party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the ICC IAS AC354 or ANAB programs and approved by the AHJ.

Informational Note No. 1: See 90.7, Examination of Equipment for Safety, and 110.3, Examination, Identification, Installation, and Use of Equipment. See definitions of *Approved*, *Identified*, *Labeled*, and *Listed*.

Informational Note No. 2: Manufacturer's self-certification of equipment may not necessarily comply with U.S. product safety standards as certified by an NRTL.

Informational Note No. 3: National Fire Protection Association (NFPA) 790 and 791 provide an example of an approved method for qualifying a third party inspection agency.

(3) **Article 400.8 Field Identification Required;** *amend to read as follows*

### **400.4 Field Identification Required.**

(A) Circuit Directory or Circuit Identification.

Every circuit and circuit modification shall be legibly identified as to its clear, evident, and specific purpose or use. The identification shall include an approved degree of detail that allows each circuit to be distinguished from all others. Spare positions that contain unused overcurrent devices or switches shall be described accordingly. The identification shall be included in a circuit directory that is located on the face or inside the panel door in the case of a panelboard and at each switch or circuit breaker in a switchboard or switchgear. No circuit shall be described in a manner that depends on transient conditions of occupancy.

(4) **Article 410.118;** *amend to read as follows:*

### **410.118 Access to other boxes.**

Luminaires recessed in the ceilings, floors, or walls shall not be used to access outlet, pull, or junction boxes or conduit bodies, unless the box or conduit body is an integral part of the listed luminaire.

**Exception:** removable luminaires with a minimum measurement of 22 inches x 22 inches shall be permitted to be used as access to outlet, pull, junction boxes or conduit bodies.

(5) **Article 422.31 B:** *amend to read as follows*

**422.31 B Appliances Rated over 300 Volt-Amperes**

Appliances Rated over 300 Volt-Amperes. For permanently connected appliances rated over 300 volt-amperes, the branch-circuit switch or circuit breaker shall be permitted to serve as the disconnecting means where the switch or circuit breaker is within sight from and is readily accessible to the appliance it serves or is capable of being locked in the open position in accordance with 110.25 and is readily accessible to the appliance it serves.

Informational Note No. 1: For appliances employing unit switches, see 422.34.

Informational Note No 2: The following means of access are considered to constitute readily accessible for this code change when conforming to the additional access requirements of the I Codes:

1. A permanent stair
2. A pull down stair with a minimum 300 lb. capacity
3. An access door from an upper floor level

(6) **Article 500.8 (A) (3);** *amend to read as follows:*

Articles 500 through 504 require equipment construction and installation that ensure safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to installation and maintenance.

Informational Note No. 2: Since there is no consistent relationship between explosion properties and ignition temperature, the two are independent requirements.

Informational Note No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -13°F unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

**(A) Suitability.** Suitability of identified equipment shall be determined by one of the following:

1. Equipment listing or labeling;
2. Evidence of equipment evaluation from a qualified testing laboratory or inspection agency concerned with product evaluation; or,
3. Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation or an engineering judgment signed and sealed by a qualified licensed Professional Engineer in the State of Texas.

Informational Note: Additional documentation for equipment may include certificates demonstrating compliance with applicable equipment standards, indicating special conditions of use, and other pertinent information.

(7) **Article 505.7 (A);** *amend to read as follows:*

**505.7 Special Precaution.**

Article 505 requires equipment construction and installation that ensures safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to the installation and maintenance of electrical equipment in hazardous (classified) locations.

Informational Note No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by 505.8(A) may not be suitable for use at temperatures lower than -4°F unless they are identified for use at lower temperatures.

However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

**(A) Implementation of Zone Classification System.** Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by a qualified licensed Professional Engineer in the State of Texas.

(8) **Article 695.6 A 1;** *delete the Exception and amend to read as follows:*

**695.6 (A) Supply Conductors.**

**(1) Services and On-Site Power Production Facilities.**

Service conductors and conductors supplied by on-site power production facilities shall be physically routed outside a building(s) and shall be installed as service-entrance conductors in accordance with 230.6, 230.9, and Parts III and IV of Article 230. Where supply conductors cannot be physically routed outside of buildings, the conductors shall be permitted to be routed through the building(s) where installed in accordance with 230.6(1) or (2).

(9) **Article 710.15 A;** *amend to read as follows*

**710.15 General**

**710.15(A) Supply Output.**

Power supply to premises wiring systems fed by stand-alone or isolated micro grid power sources shall have adequate capacity to meet the calculated load in accordance with Article 220.

## **Sec. 5-8 – Specific Amendments to the 2021 International Plumbing Code**

(1) **Table of Contents, Chapter 7, Section 713;** *amend to read as follows:*

**713 Engineered Drainage Design . . . . . 7-12**

(2) **Section 102.8;** *amend to read as follows:*

**102.8 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

(3) **Section 305;** *amend to read as follows:*

**305.1 Protection against contact.** Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

(4) **Section 305.4.1;** *amend to read as follows:*

**305.4.1 Sewer depth.** Building sewers shall be a minimum of 12 inches below grade.

(5) **Section 306.2.4;** *added to read as follows:*

**306.2.4 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions.

Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

- (6) **Section 413.4; amend to read as follows:**  
**413.4 Required location for floor drains.** Floor drains shall be installed in the following areas:
1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches in diameter.
  2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.
  3. Public restrooms.
- (10) **Section 608.17.5; amend to read as follows:**  
**608.17.5 Connections to lawn irrigation systems.**  
The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer.
- (11) **Section 703.6; delete section.**
- (12) **Section 704.5; added to read as follows:**
- (13) **704.5 Single stack fittings.** Single stack fittings with internal baffle, PVC schedule 40 or cast-iron single stack shall be designed by a registered engineer and comply with a national recognized standard.
- (14) **Section 712.4.3; add Section 712.4.3 to read as follows:**  
**712.4.3 Dual Pump System.** All sumps shall be automatically discharged and, when in any “public use” occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.
- (15) **Section 713, 713.1; amend to read as follows:**  
**SECTION 713 ENGINEERED DRAINAGE DESIGN**  
**713.1 Design of drainage system.** The sizing, design and layout of the drainage system shall be designed by a registered engineer using *approved* design methods.
- (16) **Section 903.1.1; amend to read as follows:**  
**903.1.1 Roof extension unprotected.** Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.
- (17) **Section 1109; delete this section.**

(18) **Section 1202.1**; *delete Exceptions 1 and 2.*

## **Sec. 5-9 – Specific Amendments to the 2021 International Fuel Gas Code**

- (1) **Section 102.2**; *add an exception to read as follows:*  
**Exception:** Existing dwelling units shall comply with Section 621.2.
- (2) **Section 102.8**; *amend to read as follows:*  
**102.8 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 8 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. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.
- (3) **Section 306.5**; *amend to read as follows:*  
**306.5 Equipment and Appliances on Roofs or Elevated Structures.** Where *equipment* requiring *access* or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof *access* need not extend closer than 12 feet to the finish grade or floor level below and shall extend to the *equipment* and appliances' level service space. Such *access* shall . . . *{bulk of section to read the same}* . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33%). . . *{remainder of text unchanged}*.
- (4) **Section 306.5.1**; *amend to read as follows:*  
**306.5.1 Sloped roofs.** Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof *access* to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which *access* is required for service, repair or maintenance. The platform shall be not less than 30 inches in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter sphere and shall comply with the loading requirements for guards specified in the *International Building Code*.
- (5) **Section 401.5**; *add a second Section to read as follows:*  
Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:  
"WARNING  
1/2 to 5 psi gas pressure  
Do Not Remove"
- (6) **Section 404.12**; *amend to read as follows:*  
**404.12 Minimum burial depth.** Underground piping systems shall be installed a minimum depth of 18 inches top of pipe below grade.
- (7) **404.12.1**; *delete in its entirety.*

(8) **Section 406.4;** *amend to read as follows:*

**406.4 Test pressure measurement.** Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure. Spring type gauges do not meet the requirement of a calibrated gauge.

(9) **Section 406.4.1;** *amend to read as follows:*

**406.4.1 Test pressure.** The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 15 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 50 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than 1 ½ the proposed maximum working pressure. Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing

(10) **Section 409.1;** *add Section 409.1.4 to read as follows:*

**409.1.4 Valves in CSST installations.** Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an *approved* termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

(11) **Section 410.1;** *add a second Section and exception to read as follows:*

*Access* to regulators shall comply with the requirements for *access* to appliances as specified in Section 306.

**Exception:** A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

(12) **Section 621.2;** *add exception as follows:*

**621.2 Prohibited use.** One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

**Exception:** Existing *approved* unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when *approved* by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.

## **Sec. 5-10 – Specific Amendments to the 2021 International Mechanical Code**

(1) **Section 102.8;** *amend to read as follows:*

**102.8 Referenced Codes and Standards.** The codes and standards referenced herein shall be those that are listed in Chapter 15 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. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the Electrical Code as adopted.

(2) **Section 306.5; amend to read as follows:**

**306.5 Equipment and Appliances on Roofs or Elevated Structures.** Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). . . {remainder of text unchanged}.

(3) **Section 306.5.1; amend to read as follows:**

**306.5.1 Sloped Roofs.** Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter sphere and shall comply with the loading requirements for guards specified in the International Building Code. {remainder of text unchanged}.

(4) **Section 501.3; add Exception to read as follows:**

**501.3 Exhaust Discharge.** The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified.

**Section 501.3.1.** The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

**Exceptions:**

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.
3. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

**Sec. 5-11 – Specific Amendments to the 2021 International Energy Conservation Code**

(1) **Section 105.2 Required Inspections; change numbering and to read as follows:**

**R105.2.1 Footing and foundation inspection.**

Inspections associated with footings and foundations shall verify compliance with the code as to R-value, location, thickness, depth of burial and protection of insulation as required by the code and approved plans and specifications.

**R105.2.2 Framing and Air Barrier rough-in inspection.**

Inspections at framing and rough-in shall be made before application of insulation and shall verify compliance with the code as to: air leakage controls as required by the code; and approved plans and specifications.

**R105.2.3 Insulation and Fenestration rough-in inspection.**

Inspections at framing and rough-in shall be made before application of interior finish and shall verify compliance with the code as to: types of insulation and corresponding R-values and their correct location and proper installation; fenestration properties such as U-factor and SHGC and proper installation.

**R105.2.4 Plumbing rough-in inspection.**

Inspections at plumbing rough-in shall verify compliance as required by the code and approved plans and specifications as to types of insulation and corresponding R-values and protection and required controls.

**R105.2.5 Mechanical rough-in inspection.**

Inspections at mechanical rough-in shall verify compliance as required by the code and approved plans and specifications as to installed HVAC equipment type and size, required controls, system insulation and corresponding R-value, system air leakage control, programmable thermostats, dampers, whole-house ventilation, and minimum fan efficiency.

**Exception:** Systems serving multiple dwelling units shall be inspected in accordance with Section C105.2.4.

**R105.2.6 Final inspection.**

The building shall have a final inspection and shall not be occupied until approved. The final inspection shall include verification of the installation of all required building systems, equipment and controls and their proper operation and the required number of high-efficacy lamps and fixtures.

- (2) **Section C102/R102 General;** *add Section C102.1.2 and R102.1.2 (N1101.4.1) to read as follows:*  
**C102.1.2 Alternative compliance.** A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.  
**R102.1.2 (N1101.4.1) Alternative compliance.** A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 (N1102.4.1.2) and R403.3.3 (N1103.3.3) respectively.
- (3) **Section R202 (N1101.6) Definitions;** *add the following definitions:*  
**PROJECTION FACTOR.** The ratio of the horizontal depth of the overhang, eave or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave or permanently attached shading device.

**DYNAMIC GLAZING.** Any fenestration product that has the fully reversible ability to change its performance properties, including *U*-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

(4) **Table 402.1.2 Maximum Assembly/Climate Zone items:** *amend table as follows.*

Climate Zone	Fenestration U-Factor <sup>f</sup>	Ceiling U-Factor
2	.40	0.29
3	0.32	0.29

(5) **Table 402.1.3 Insulation/Climate Zone items:** *amend table as follows:*

Climate Zone	Fenestration U-Factor <sup>b,i</sup>	Ceiling R-Value	Wood Frame Wall R-Value	Slab R-Value & Depth
2	.40	42	13 or 0 + 10	0
3	0.32	42	19 or 13+3ci, 0+15	0

(6) **Section C402.5.2 Dwelling and sleeping unit enclosure testing;** *added to read as follows:*

**C402.5.2 Dwelling and sleeping unit enclosure testing.** The building thermal envelope shall be tested in accordance with ASTM E779, ANSI/RESNET/ICC 380, ASTM E1827 or an equivalent method approved by the code official. The measured air leakage shall not exceed 0.30 cfm/ft<sup>2</sup> of the testing unit enclosure area at a pressure differential of 0.2 inch water gauge (50 Pa). Where multiple dwelling units or sleeping units or other occupiable conditioned spaces are contained within one building thermal envelope, each unit shall be considered an individual testing unit, and the building air leakage shall be the weighted average of all testing unit results, weighted by each testing unit's enclosure area. Units shall be tested separately with an unguarded blower door test as follows:

Where buildings have fewer than eight testing units, each testing unit shall be tested.

For buildings with eight or more testing units, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit enclosure area. For each tested unit that exceeds the maximum air leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations.

(7) **Section R402.4.1 Building thermal envelope;** *add section R402.4.1.4 to read as follows:*

**R402.4.1.4 Sampling options for R2 multifamily dwelling units.** For buildings with eight or more testing units that must be tested as required by R402.4.1.2 or R402.4.1.3, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit enclosure area. For each tested unit that exceeds the maximum air leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings have fewer than eight testing units, each testing unit shall be tested.

- (8) **Section R403.3 Ducts;** *add section R403.3.8 to read as follows:*  
**R403.3.8 Sampling options for R2 multifamily dwelling units.** For buildings with eight or more testing units that must be tested as required by R403.3.5, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit floor area. For each tested unit that exceeds the maximum duct leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings have fewer than eight testing units, each testing unit shall be tested.
- (9) **Section R403.6 Mechanical Ventilation;** *add section R403.6.4 to read as follows:*  
**R403.6.4 Sampling options for R2 multifamily dwelling units.** For buildings with eight or more testing units that must be tested as required by R403.6.3, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit floor area. For each tested unit that does not meet the minimum ventilation rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings have fewer than eight testing units, each testing unit shall be tested.
- (10) **R405.2 Performance-based compliance;** *add to read as follows:*  
**R405.2 Performance-based compliance.** Compliance based on total building performance requires that a *proposed design* meets all of the following:
1. The requirements of the sections indicated within Table R405.2.
  2. The building thermal envelope greater than or equal to levels of efficiency and solar heat gain coefficients in Table R402.1.1 or R402.1.3 of the 2009 *International Energy Conservation Code*.
  3. An annual energy cost that is less than or equal to the annual energy cost of the 2021 *standard reference design* or 8% less than the annual energy cost of the 2018 *standard reference design*. Energy prices shall be taken from a source *approved* by the *code official*, such as the Department of Energy, Energy Information Administration's State Energy Data System Prices and Expenditures reports. Code officials shall be permitted to require time-of-use pricing in energy cost calculations.
- (11) **Section R401.2.5 Additional Energy efficiency;** *deleted in its entirety.*  
**R402.4.6 Electrical and communication outlet boxes (air-sealed boxes).** Electrical and communication outlet boxes installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces.
- (12) **Section R408 ADDITIONAL EFFICIENCY PACKAGE OPTIONS;** *delete in its entirety.*
- (13) **Section R402.4.6 Electrical and Communication outlet boxes;** *delete after the first sentence to read as follows.*  
**R402.4.6 Electrical and communication outlet boxes (air-sealed boxes).** Electrical and communication outlet boxes installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces.
- (14) **Section R404.2 Interior Lighting Controls;** *deleted in its entirety.*
- (15) **TABLE R406.4 (N1106.4) MAXIMUM ENERGY RATING INDEX;** *amend to read as follows:*

**TABLE R406.4 (N1106.4) <sup>1</sup>  
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
2	63
3	63

<sup>1</sup> This table is effective until August 31, 2022.

**TABLE R406.4 (N1106.4) <sup>2</sup>**  
**MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
2	59
3	59

<sup>2</sup> The table is effective from September 1, 2022 to August 31, 2025.

**TABLE R406.4 (N1106.4) <sup>3</sup>**  
**MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
2	57
3	57

<sup>3</sup> The table is effective from September 1, 2025 to August 31, 2028.

**TABLE R406.4 (N1106.4) <sup>4</sup>**  
**MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
2	55
3	<del>55</del>

<sup>4</sup> The table is effective on or after September 1, 2028 and reflects the values and timetable set forth in HB 3215, 87<sup>th</sup> Regular Session Codified in Chapter 388 §388.003. HB3215 signed into law by the Governor on June 14, 2021 and allows a Home Energy Rating System Index (HERS Index).

**Sec. 5-12 – Specific Amendments to the 2018 International Property Maintenance Code**

(1) **Section 101.1;** amend to read as follows:

**101.1 Title.** These regulations shall be known as the International Property Maintenance Code of the City of Gainesville, hereinafter referred to as “this code”.

(2) **Section 103.4 Moss Lake;** add to read as follows:

The code official or his designated representatives shall have the authority to regulate boat docks, piers and similar structures and to enforce the city’s Moss Lake ordinances for the maintenance thereof. Inspectors are authorized to issue notices and citations for violations. Additionally, property owners acknowledge that the acceptance of permits for docks or water pumps for property at Moss Lake, grants right of entry to the property, at any reasonable time, to any city employee tasked with enforcement and inspections of such docks and pumps. Granted that right of entry is limited to the performance of inspection and enforcement duties for facilities located on city property (lake).

(3) **Section 103.5 Moss Lake Environmental Inspections;** add Section to read as follows:

The Community Development Director, Director of Public Works, and the City Manager and their appointed representatives shall have the authority to enter properties adjacent to Moss Lake to investigate environmental issues that could affect water quality in the lake. If access is denied, the city shall request assistance from the Sheriff's Department and appropriate state agencies.

(4) **Section 103.5.1;** *add to read as follows:*

In times of economic hardships, such as a recession, the Building Official shall have the authority to reduce services to comply with budget restraints.

(5) **Section 104.1 Fees;** add second sentence to read as follows:

Current fee schedule can be found on the City of Gainesville website or by contacting the Community Development Department.

(6) **Section 111.4.2;** *add #4 to read as follows:*

Posted on the premises where such work is being performed.

(7) **Section 201.4.1;** *add to read as follows:*

Debris, Junk, Garbage, Refuse, Rubbish, and Trash, as defined in this article, are used interchangeably throughout this code and each is inclusive of all the different definitions provided in Section 202.

(8) **Section 202 General Definitions;** *add the following definitions:*

**DEBRIS.** Scattered pieces of waste or remains. Loose, natural material consisting especially of broken rock.

**JUNK.** Old iron, glass, paper or other waste that may be used again in some form. Any old or discarded material that is regarded as worthless.

**TRASH.** Discarded matter; refuse. Things that are no longer needed.

**RUBBISH.** Waste material, refuse or litter.

**REFUSE.** Non-hazardous solid waste. Includes garbage and rubbish.

**GARBAGE.** Spoiled food; discarded animal and vegetable matter; decayable waste.

(9) **Section 302.1.1 Odors;** *add to read as follows:*

Odors created by animal excretions, rubbish, garbage offal, chemicals or other similar means shall not be created. Odors shall not be discernable past property lines.

(10) **Section 302.4 Weeds;** *amend as noted:*

Insert height of weeds as 12”.

(11) **Section 302.4.1;** *add Section 302.4.1 Responsibility to read as follows:*

**Section 302.4.1. Responsibility.** The property owner is responsible for cutting grass and weeds between his property lines and the back of the curb or edge of the pavement. Additionally, property owners abutting alleys shall be responsible for mowing and cleaning the alley to the midpoint of the alley.

(12) **Section 302.4.2;** *add Section 302.4.2 Notice to read as follows:*

**Section 302.4.2 Notice.** Grass and weeds may be abated by the city at any time within one year after a notice has been served on a property without having to give additional notice.

(13) **Section 302.4.3;** *add Section 302.4.3 Additional Restrictions to read as follows:*

**Section 302.4.3. Additional Restrictions.** The city may mow grass or weeds that exceed 48” in height without first having notified the property owner.

- (14) **Section 302.8.1**; *add Section 302.8.1 Junk Cars to read as follows:*  
**Section 302.8.1 Junk Cars.** If an inoperable or junk vehicle, after the owner is notified, is moved to any other location within the city limits of Gainesville, without first having corrected the violations, the vehicle is considered still in violation, and the city may proceed with abatement without giving further notice.
- (15) **Section 302.8.2**; *add Section 302.8.2 Time Limit to read as follows:*  
**Section 302.8.2 Time Limit.** Vehicles are considered inoperable if not moved within 30 days.
- (16) **Section 302.8.3**; *add Section 302.8.3 Inoperable Vehicle to read as follows:*  
**Section 302.8.3 Inoperable Vehicle.** A vehicle is considered inoperable if it cannot start and move under its own power, if it has a flat tire(s), if it does not have a current registration sticker, or if it is wrecked or dismantled in any manner. Exception: Vehicles that are currently undergoing minor repairs (such as changing a flat tire or oil change) or restoration provided such work is ongoing and completed within a reasonable time frame. Major auto repair work, painting, body work, engine overhauls and like services may be completed only if the vehicle is fully enclosed within a building on the premises. Such work may not be completed in the front yard, street or driveway in residential zoned neighborhoods.
- (17) **Section 302.8.4**; *add Section 302.8.4 Towing to read as follows:*  
**Section 302.8.4 Towing.** If the owner does not comply within the ten day notification period, and after the case has been heard by the Building and Standards Commission at a public nuisance abatement hearing, junk, trash, debris, rubbish, garbage, inoperable and junk vehicles (trailers) and motor vehicles (automobiles, boats, planes, etc.) shall be removed by the city or the city's designated contractor at the owner's expense.
- (18) **Section 302.10**; *add Section 302.10 Exterior Furniture to read as follows:*  
**Section 302.10 Exterior Furniture.** Furniture placed outside in yards or on porches must be weather-resistant and designed for outside use. Household furniture may not be discarded, stored or used in yards or on porches.
- (19) **Section 302.11**; *add Section 302.11 Outside Storage to read as follows:*  
**Section 302.11 Outside Storage.** Household items, including but not limited to: cardboard storage or moving boxes, plastic totes, bins, boxes, barrels, drums, household furniture in any condition, discarded household appliances, materials, and equipment shall be stored wholly within an enclosed building or completely screened from adjacent properties and not visible from public right of way. This includes junk, trash, garbage, debris, and rubbish placed on a trailer to be removed at a later time. Exceptions: children's toys, bicycles and barbecue grills and smokers and lawn equipment.
- (20) **Section 303.3**; *add Section 303.3 Federal Requirements to read as follows:*  
**Section 303.3 Federal Requirements.** All existing swimming pools, public or private, are required to be retrofitted in accordance within the Virginia Graeme Baker Pool and Spa Act of 2007.
- (21) **Section 304.7**; *insert last sentence to read:*  
Roof water shall not be discharged onto neighboring properties in a manner that creates a public nuisance.
- (22) **Section 304.14**; *insert dates as follows:*  
January 1 through December 31.

- (23) **Section 308.2**; *add Section 308.2 to read as follows:*  
**Section 308.2 Disposal of rubbish, garbage, junk, trash and debris.** Every owner/occupant of a structure, residential or commercial, shall dispose of all rubbish, trash, junk, and garbage in a clean and sanitary manner by placing such waste in approved containers provided by the City of Gainesville. No containers, other than those provided by the city, are allowed. Waste placed in other containers, bags, boxes, etc. that are placed outside of the provided container, will not be removed by the city and are the responsibility of the owner/occupant. Owner/occupant may contact Solid Waste for a special pickup of bulk or oversized items.
- (24) **Section 308.2.1**; *delete section*
- (25) **Section 308.2.2**; *delete section*
- (26) **Section 308.3**; *delete section*
- (27) **Section 308.3.1**; *delete section*
- (28) **Section 308.3.2**; *delete section*
- (29) **Section 602.2 Residential Occupancies**; *remove the exception.*
- (30) **Section 602.3 Heat supply**; *insert dates as follows and remove Exception #2.*  
January 1 through December 31.
- (31) **Section 602.4 Occupiable Work Spaces**; *insert dates as follows:*  
January 1 through December 31.

### **Sec. 5-13 – Specific Amendments to the 2021 International Swimming Pool & Spa Code.**

- (1) **Section 102.9**; *amend to read as follows:*  
**Section 102.9 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to:
1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas*; §285.181 through §285.208, *(TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).*
  2. Texas Department of Licensing and Regulation (TDLR); 2012 Texas Accessibility Standards (TAS), TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with 2012 TAS, Section 242. *(TAS rules do not apply to pools serving one- and two-family dwellings or townhouses).*  
**Exception:** Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.
- (2) **Section 113.4**; *amend to read as follows:*  
**113.4 Violation penalties.** Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the *approved* construction documents or directive of the *code official*, or of a permit or certificate issued under the provisions of this code may be punishable for each day of the violation set forth by the City of Gainesville.

(3) **Section 305;** *amend to read as follows:*

**305.1 General.** The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In only one- and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7.

(4) **Section 305.2.7.1;** *add subsection to read as follows:*

**305.2.7.1 Chain link fencing prohibited.** Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

(5) **Section 305.4;** *amend to read as follows:*

**305.4 Structure wall as a barrier.** Where a wall of a dwelling or structure of a one- and two-family dwelling or townhouse or its accessory structure serves as part of a barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

(6) **Section 305.6;** *amend to read as follows:*

**305.6 Natural barriers used in a one- and two-family dwelling or townhouse.** In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

(7) **Section 307.1.4 Accessibility;** *add exception to Section to 307.1.4 as follows:*

**Exception:** Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(8) **Section 307.2.2.2;** *add to read as follows:*

**Section 307.2.2.2. Adjacency to Structural Foundation.** Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

**Exception:**

A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

(9) **Section 310;** *amend to read as follows:*

**310.1 General.** Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 (ANSI/PHTA/ICC 7) or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190

(10) **Section 402.12;** *amend to read as follows:*

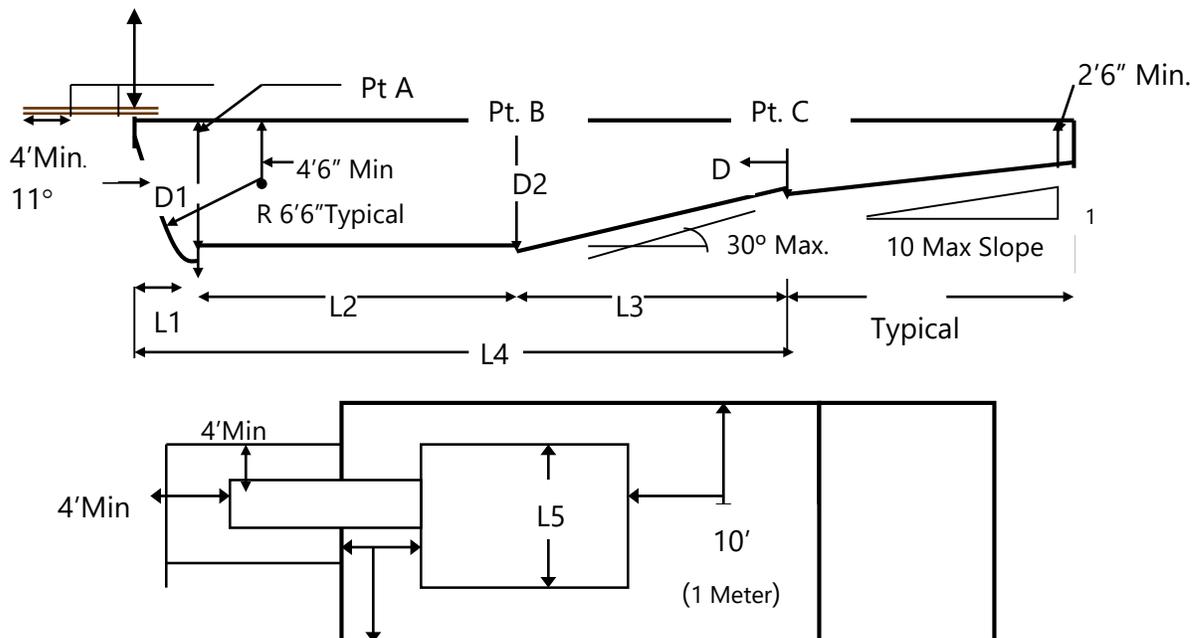
**402.12 Water envelopes.** The minimum diving water envelopes shall be in accordance with Texas Department of State Health Services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6). (Delete Table 402.12 and Figure 402.12)

(11) **Figure: 25 TAC §265.186 (e) (6);** *add figure.*

Maximum Diving Board Height Over Water	¾ Meter	1 Meter	3 Meters
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Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8 ft. 6 in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.
D3 Minimum	4 ft.	6 ft.	6 ft.
L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
L5 Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plummet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plummet to Adjacent Plummet	10 ft.	10 ft.	10 ft.

### H (Overhead Obstruction or Ceiling)



(12) **Section 411.2.1 & 411.2.2; amend to read as follows:**

**411.2.1 Tread dimensions and area.** Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches.

**411.2.2 Risers.** Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero

(13) **Section 411.5.1; add #4 as follows:**

The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the

background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

(14) **Section 411.5.2**; *amend #5 as follows*:

The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

(15) **Section 610.5.1**; *amend to read as follows*:

**610.5.1 Uniform height of 10 inches.** Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 10 inches. The bottom riser height shall be permitted to vary from the other risers.

(16) **Section 804**; *amend to read as follows*:

**Section 804.1 General.** The minimum diving water envelopes shall be in accordance with Table 804.1 and Figure 804.1, or the manufacturer's specifications, whichever is greater. Negative construction tolerances shall not be applied to the dimensions of the minimum diving water envelopes given in Table 804.1.