

EXHIBIT "A"

**City of Mansfield
Amendments to the
2006 International Building Code
North Central Texas Council of Governments Region**

Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the *Building Code* of the City of Mansfield hereinafter referred to as "this code."

Section 101.2; add the following sentence to the exception to read as follows:

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *International Residential Code*. Townhouses, as defined by this code, which exceed two or more attached units and more than two dwelling units per lot, shall comply with Chapter 9.

(Reason: To clarify that attached townhouses more than two on a lot although permitted to be constructed under the *International Residential Code* will be required to be sprinklered.)

Section 101.4; change to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 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 ICC *Electrical Code* shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

Section 105.2; under sub-paragraph entitled "Building" change #1 and #2 to read as follows:

Building: (Unless otherwise exempted, separate plumbing, electrical and mechanical permits shall be required for the items listed below).

- ~~1. Delete 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 (11 m²).~~
2. Fences not over 6 feet (1829 mm) high, other than required barrier for swimming pools, spas and hot tubs.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.

EXHIBIT "A"

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

(Reason: Item #1 deleted to ensure other City ordinances compliance. Item #2 amended to enable us to inspect required barriers and ensure compliance.)

Section 108.2; change to read as follows:

108.2 Schedule of permit fees. Fees for work requiring a permit shall be in accordance with the City of Mansfield building permit fee schedule.

Section 108.4; change to read as follows:

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equivalent to 100 percent (100%) of the usual permit fee in addition to the required permit fees.

(Reason: To clarify the fee amount for work commencing before permit issuance.)

Section 108.6; change to read as follows:

108.6 Refunds. The building official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The building official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

(Reason: The need to establish an amount for fee refunds.)

Add Section 108.7 to read as follows:

108.7 Reinspection fees. A reinspection fee may be assessed for each inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

EXHIBIT "A"

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed at the inspector's discretion when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, repeated violations, or for deviating from plans requiring the approval of the building official.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid. Reinspection fees shall be in accordance with the City of Mansfield building permit fee schedule.

(Reason: To clarify the need for and use of reinspection fees.)

Section 109.3.5; delete.

(Reason: Lath or gypsum board inspections are not normally performed in this area.)

Section 202; add a new definition to read as follows:

HIGH-RISE BUILDING. A building having any floor used for human occupancy located more than 65 feet (19,812 mm) above the lowest level of fire department vehicle access.

(Reason: To define high rise, as it influences sprinkler requirement thresholds based on the fire fighting capabilities of a jurisdiction.)

Section 304.1; add the following to the list of occupancies:

Fire stations
Police stations with detention facilities for 5 or less

(Reason: Consistent with regional practice dating back to the legacy codes.)

Section 310; add the following to the list of occupancies under subsection entitled R-2:

Townhouses, as defined by this code, which exceed two or more attached units and more than two dwelling units per lot.

(Reason: To classify attached units, which exceed two and are located on the same lot.)

Section 310; add a sentence to the last paragraph entitled R-4 to read as follows:

R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff.

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code, or shall comply with the *International Residential Code* and Chapter 9 of this code.

EXHIBIT "A"

(Reason: To require residential care/assisted living facilities that house more than five to be sprinklered.)

Section 403.1; change to read as follows:

403.1 Applicability. The provisions of this section shall apply to buildings with an occupied floor located more than ~~75~~ 65 feet (~~22,860~~ 19,812 mm) above the lowest level of fire department vehicle access.

(Reason: To correct and clarify definition of high-rise buildings.)

Section 403.1, exception #3: change to read as follows:

3. Open air portions of buildings Buildings with an occupancy in Group A-5 in accordance with Section 303.1.

(Reason: To clarify enclosed portions of skyboxes and restaurants shall still be considered as high-rise construction.)

Section 403.2, exception #2; delete.

(Reason: To provide adequate fire protection to enclosed areas.)

Section 404.1.1; change definition of "Atrium" as follows:

ATRIUM. An opening connecting ~~two~~ three or more stories....{Balance remains unchanged}

(Reason: Code is too restrictive. Section 1020 permits unenclosed two story stairways under certain circumstances.)

Section 406.1.4; add item #4 to read as follows:

4. A separation is not required between a Group R-2 and U carport provided that the carport is non-combustible and entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm)

(Reason: Reflects regional practice.)

Section 406.2.7; change reference section as follows:

406.2.7 Mixed Separation. Parking garages shall be separated from other occupancies in accordance with Section ~~508.3~~ 508.

(Reason: Section 508 provides a more complete range of options for separation. Parking garages are sometimes an incidental use and sometimes a separate occupancy.)

EXHIBIT "A"

Section 406.6.1.; add a second paragraph to read as follows:

This occupancy shall include garages involved in servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such non-major repair. When the repair garage is only involved in such minor repair, it need not comply with Section 406.6.2.

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

Section 506.2.2; add a 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 from the street or approved fire lane shall be provided for hose lay measurement pathway requirements.)

(Reason: To define what is considered accessible. Consistent with regional amendment to IFC 503.1.1.)

Section 508.2.1; change to read as follows:

508.2.1 Occupancy Classification. An incidental use area shall be classified in accordance with the occupancy of that portion of the building in which it is located, ~~or the building shall be classified as a mixed occupancy and shall comply with Section 508.3.~~

Exception: Incidental use areas within and serving a dwelling unit are not required to comply with this section.

(Reason: To be consistent with 2006 IBC reference sections.)

Section 508.3.1, Exception #2: change to read as follows:

Assembly areas that are accessory to Group E occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapters 10 and 11.

(Reason: The committee determined that the exiting requirements for Group A occupancies should apply to assembly occupancies in schools.)

Table 602; amend footnote b by the addition of the following sentence:

- b. For special requirements for Group U occupancies see Section 406.1.2. Group R-3 and Group U when used as accessory to Group R-3, as applicable in 101.2 shall not be required to have a fire-resistance rating where fire separation distance is three feet (3') or more. Group R-2 and Group U carport, as applicable in 406.1.4, exception 4 shall be required to have a fire-resistance rating where fire separation distance is ten feet (10') or less.

(Reason: Editorial; corresponds with regional amendment to 406.1.4.)

EXHIBIT "A"

Section 705.11; change the exception to read as follows:

Exception: For other than hazardous exhaust ducts, Penetrations penetrations by ducts and air transfer openings of...{remainder of exception unchanged}.

(Reason: To distinguish that hazardous exhaust ducts are a special case to be treated differently.)

Section 706.3.9; change to read as follows:

706.3.8 Single-occupancy fire Fire areas. The fire barrier or horizontal assembly, or both, separating a ~~single-occupancy occupancies~~ into different fire areas shall have a fire-resistance rating of not less than that indicated in Table 706.3.9 for a single occupancy and the most restrictive value indicated in Table 706.3.9 shall apply to the entire building or portion thereof for a mixed occupancy.

(Reason: To address and to clearly define the minimum value of fire barriers separating mixed occupancy fire areas.)

Section 707.2; change exception number 7 as follows:

7. In other than Groups I-2 and I-3, a shaft enclosure is not required for a floor opening or an air transfer opening that complies with the following:

- 7.1. Does not connect more than two stories.
- 7.2. Is not part of the required means of egress system, except as permitted in Section 1020.1.
- 7.3. Is not concealed within the building construction.
- ~~7.4. Is not open to a corridor in Group I and R occupancies.~~
- ~~7.5. Is not open to a corridor on nonsprinklered floors in any occupancy.~~
- ~~7.6.~~ 7.4. Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.
- ~~7.7.~~ 7.5. Is limited to the same smoke compartment.

(Reason: To be consistent with regionally accepted practices.)

Section 716.5.2; add exception #4 to read as follows:

4. In the duct penetration of the separation between the private garage and its residence when constructed in accordance with Section 406.1.4, exceptions #2.

(Reason: To exclude specific penetration from fire damper requirements.)

Section 901.6.1.1 Standpipe Testing; add section to read as follows:

901.6.1.1 Standpipe Testing. Building owners/managers must utilize a licensed fire protection contractor to test and certify standpipe systems. In addition to the testing and maintenance requirements of NFPA 25 applying to standpipe systems, 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 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.

EXHIBIT "A"

2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the contractor 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. 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.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's. Contact the Fire Marshal for additional information.
5. Upon successful completion of standpipe test, the contractor shall place a blue tag (as per "Texas Administrative Code, Title 28. Insurance, Part I. Texas Department of Insurance, Chapter 34. State Fire Marshal, Subchapter G. Fire Sprinkler Rules, 28 TAC § 34.720. Inspection, Test and Maintenance Service (ITM) Tag") at the bottom of each standpipe riser in the building. An example of this tag is located at the end of this SOP. 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 contractor shall follow the procedures as required by "Texas Administrative Code, Title 28. Insurance, Part I. Texas Department of Insurance, Chapter 34. State Fire Marshal, Subchapter G. Fire Sprinkler Rules, 28 TAC" 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 Marshal).
7. Additionally, records of the testing shall be maintained by the owner and contractor, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the Fire Marshal for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this fire fighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25.)

Section 901.7; change to read as follows:

901.7 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the code official shall be notified immediately and, where required by the 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.

(Reason: Gives Fire Chief more discretion. Requires adoption of definition amendment in Section 202.)

Section 902.1; under "Standpipe, Types of" definition amend "Manual dry" by adding a sentence to read as follows:

The system must be supervised as specified in Section 905.2.

(Reason: To conform to consistent standards of safety. Consistent with regional amendment to IFC 902.1.)

EXHIBIT "A"

Sections 903.2; delete the exception.

(Reason: These areas pose a fire risk to the structural integrity of the building.)

Add Section 903.2.8.3 to read as follows:

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

Exception: One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment.

(Reason: Fire departments are unable to inspect these commercial occupancies and are unaware of the contents being stored.)

Amend Section 903.2.10 to read as follows:

~~[F] 903.2.10 Windowless stories in all~~ **All occupancies except groups R-3 and U.** An automatic sprinkler system shall be installed in the locations set forth in Sections 903.2.10.1 through 903.2.10.1.3.

~~Exception: Group R-3 and Group U.~~

(Reason: Current title of windowless stories in all occupancies does not currently cover all the subsections listed and referenced.)

Section 903.2.10; amend 903.2.10.3 and add 903.2.10.4 and 903.2.10.5 as follows:

903.2.10.3 Buildings more than 55 feet in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the *International Building Code*, having an occupant load of 30 or more that is located 55 feet (16,764 mm) or more above the lowest level of fire department vehicle access.

Exceptions:

- ~~1. Airport control towers.~~
- ~~2. Open parking structures in compliance with Section 406.3.~~
- ~~3. Occupancies in Group F-2.~~

903.2.10.4 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 23 to determine if those provisions apply.

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

(Reason: Reflects local practices.)

EXHIBIT "A"

Section 903.3.1.1.1; change to read as follows:

903.3.1.1.1 Exempt locations. When approved by the code official, automatic ~~Automatic~~ sprinklers shall not be required in the following rooms or areas where such...*{bulk of section unchanged}*...because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire resistance rating of not less than 2 hours.
4. ~~In rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~

(Reason: Gives more discretion to code official. Protects locations where fire risks are poorly addressed.)

Section 903.3.1.2; change to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13R. However, for the purposes of exceptions or reductions permitted by other requirements of this code, see Section 903.3.1.4.

(Reason: Provide reference.)

Add Section 903.3.1.4 "Residential Systems" to read as follows:

903.3.1.4 Residential Systems. Unless specifically allowed by this code, residential sprinkler systems installed in accordance with NFPA 13D or NFPA 13R shall not be recognized for the purposes of exceptions or reductions, commonly referred to as "trade-offs", permitted by other requirements of this code.

In addition, residential sprinkler systems installed in accordance with NFPA 13R must include attic sprinkler protection to be recognized for the purposes of such trade-offs permitted by other requirements of this code.

(Reason: Because 13R system trade-offs allowed in the IBC compromise 13R intent of life safety, attic sprinklers regain some protection by minimizing likelihood of residential fire spreading through the attic space. Consistent with regional amendment to IFC 903.3.1.4.)

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

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10 psi safety factor.

(Reason: To define uniform safety factor.)

Section 903.4; add a second paragraph 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

EXHIBIT "A"

sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

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

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

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

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

Section 903.6 to read as follows:

903.6 Spray booths and rooms. New and existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 1504.

(Reason: Consistent with amendment to IFC 1504.)

Section 905.2; change to read as follows:

905.2 Installation standards. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

(Reason: To define manual dry standpipe supervision requirements.)

Add Section 905.3.8 "Building Area" to read as follows:

905.3.8: Building Area. In buildings exceeding 10,000 square feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 200 feet (60,960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

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

(Reason: Allows for the rapid deployment of hose lines to the body of the fire.)

Section 905.4, item #5; change to read as follows:

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located either...*{remainder of paragraph unchanged}*...

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

EXHIBIT "A"

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

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

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

Add Section 907.1.3 "Design Standards" to read as follows:

907.1.3 Design Standards. All alarm systems new or replacement serving 20 or more alarm actuating devices shall be addressable fire protection 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 the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

(Reason: Consistent with local practice.)

Section 907.2; amend to add the following:

a) Regardless of other provisions of this Code, all fire sprinkler systems must be monitored for tamper and flow at an approved monitoring station. Alarm systems monitoring sprinkler systems installed after the effective date of this ordinance must consist of a minimum of a water flow device, tamper switches on each water control valve, a pull station, a smoke or heat detector positioned near the panel, an exterior bell or alarm and an interior horn strobe or strobes as needed to call attention to an alarm condition at the premises. It is not the intent of this section to imply the horn/strobes must comply with NFPA 72 when the only requirement for A/V devices is caused by this section.

b) Elevator recall must include smoke detectors on each level, smoke detection in elevator equipment rooms, and at the top of the elevator shaft. Any required shunt trip function must be based on a heat detector. When a heat detector is used for shunt trip purposes, each heat detector so used must be matched with a lower temperature heat detector designed to initiate elevator recall before the shunt trip is activated.

c) No fire alarm system installed after the effective date of this ordinance may be designed in such a manner that silencing of the audible alarms causes the visual devices to be rendered inoperable. Visual devices must continue to operate until the system is reset.

(Reason: Consistent with local practice.)

EXHIBIT "A"

Section 907.2.1; change to read as follows:

907.2.1 Group A. A manual fire alarm system shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

(Reason: Increases the requirement is changed to be consistent with Group B requirement.)

Section 907.2.3; change section and exception #1 to read as follows and add exceptions #1.1 and #4 to read as follows:

907.2.3 Group E. A manual fire alarm system shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. Group E educational and day care occupancies with an occupant load of less than 50 when provided with an approved automatic sprinkler system.
- 1.1 Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 ½ or less years of age, see Section 907.2.6.)
4. Church Mothers Day Out programs which comply with the alarm provisions of the City of Mansfield Day Care Ordinance.

(Reason: Consistent with Texas State laws and local practice concerning day care facility requirements. To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems.)

Section 907.2.12; change to read as follows:

907.2.12 High-rise buildings. Buildings having a floor used for human occupancy located more than ~~75-65~~ feet (~~22,860~~ 19,812 mm) above the lowest level of fire department vehicle access shall be provided with an automatic fire alarm system and an emergency voice/alarm communications system in accordance with Section 907.2.12.2.

(Reason: To correct definition of high-rise buildings.)

Section 907.2.12, exception #3; change to read as follows:

3. Buildings with an occupancy in Group A-5 when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

EXHIBIT "A"

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

Section 907.4; add a second paragraph to read as follows:

Manual alarm actuating devices shall be an approved double action type.

(Reason: Consistent with local requirements.)

Add Section 907.6.1 to read as follows:

907.6.1 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 initiating circuit conductors shall be Class "A" wired with a minimum of six feet (6') separation between supply and return circuit conductors. IDC – Class "A" Style D; SLC - Class "A" Style 6; NAC - Class "B" Style Y. The IDC from an addressable device used to monitor the status of a suppression system may be wired Class B, Style B provided the distance from the addressable device is within ten feet (10') of the suppression system device.

(Reason: To provide uniformity in system specifications and guidance to design engineers.)

Section 907.8.2; change to read as follows:

907.8.2 High-rise buildings. In buildings that have any floor located more than ~~75~~65 feet (~~22,860~~ 19,812 mm) above the ...{remainder of section unchanged}.

(Reason: To correct definition of high-rise buildings.)

Section 910.1; amend exception 2 to read as follows:

2. Where areas of buildings are equipped with early suppression fast response (ESFR) sprinklers, only manual smoke and heat vents shall be required within these areas. ~~Automatic smoke and heat vents shall not be required within these areas.~~

(Reason: Allows the fire department to control the smoke and heat during and after a fire event.)

Add Section 910.2.4 "Group H" to read as follows:

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

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) 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.

EXHIBIT "A"

Exception: Buildings of noncombustible construction containing only noncombustible materials.

(Reason: Maintain the current level of protection as outlined in the 2003 Code.)

Table 910.3; Amend "Occupancy Group and Commodity Classification" on the first row of the table to read as follows:

[F] TABLE 910.3
REQUIREMENTS FOR DRAFT CURTAINS AND SMOKE AND HEAT VENTS^a

OCCUPANCY GROUP AND COMMODITY CLASSIFICATION	DESIGNATED STORAGE HEIGHT (feet)	MINIMUM DRAFT CURTAIN DEPTH (feet)	MAXIMUM AREA FORMED BY DRAFT CURTAINS (square feet)	VENT-AREATO-FLOOR-AREA RATIO ^c	MAXIMUM SPACING OF VENT CENTERS (feet)	MAXIMUM DISTANCE TO VENTS FROM WALL OR DRAFT CURTAINS ^b (feet)
Group F-1, <u>H</u> and S-1	—	0.2 × H _d but ≥ 4	50,000	1:100	120	60
<i>(Balance of table remains unchanged)</i>						

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

Section 910.3.2.2; add a second paragraph to read as follows:

The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees (F) (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

(Reason: Specifies a temperature range at which smoke and heat vents should activate in sprinklered buildings to ensure that the sprinkler system has an opportunity to activate and control the fire prior to vent operation. The intent is to allow the sprinkler system to operate prior to allowing the smoke and heat vents to operate so as not to pose a detriment to the operation of the sprinkler system. This follows recommendations indicated in NFPA 204, Section F.3 with regards to Design Considerations of smoke and heat vents in sprinklered buildings. Full scale fire testing results have shown that smoke venting is potentially detrimental to the proper operation of the sprinkler system when vents are open prior to sprinkler activation. This was a primary reason for removing smoke and heat venting requirements with regards to ESFR sprinkler systems in Article 23 of the IFC for high-piled storage.)

Section 913.1; add section to read as follows:

**SECTION 913
FIRE PUMP ROOM**

913.1 General. Where provided, fire pumps shall be installed in a room designed and constructed in accordance with this section, Section 913 of the *International Fire Code* and NFPA 20.

When located on the ground level, 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.

EXHIBIT "A"

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 of the *International Fire Code*.

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

Section 1004.1.1; delete exception as follows:

1004.1.1 Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1. Where an intended use is not listed in Table 1004.1.1, the building official shall establish a use based on a listed use that most nearly resembles the intended use.

~~**Exception:** 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 calculation, shall be permitted to be used in the determination of the design occupant load.~~

(Reason: Consistent with local practice.)

Section 1015.2.2; add a sentence to read as follows:

1015.2.2 Three or more exits or exit access doorways. Where access to three or more exits is required, at least two exit doors or exit access doorways shall be arranged in accordance with the provisions of Section 1015.2.1. Additional exits or exit access doorways shall be arranged a reasonable distance apart so that if one becomes blocked, the others will be available.

(Reason: Consistent with local practice and the way the code was worded in previous cycles.)

Section 1017.1; add an exception #5 to read as follows:

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

(Reason: To reduce redundant requirements in a single tenant situation. Consistent with regional amendment to IFC 1017.1.)

Section 1020.1.7; change to read as follows:

1020.1.7 Smokeproof enclosures. In buildings required to comply with Section 403 or 405, each of the exits of a building that serves a ~~stories~~ where the floor surface is located more than ~~75~~ 65 feet (~~22,860~~ 19,812 mm) above the lowest level of fire...{remainder of section unchanged}.

EXHIBIT "A"

(Reason: To provide correct dimension and clarify only one floor need be above the threshold.)

Section 1101.2; add an exception to read as follows:

Exception: Buildings regulated under State Law and built in accordance with State certified plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of this Chapter.

(Reason: To accommodate buildings regulated under Texas State law.)

Section 1109.2.1; change to read as follows:

1109.2.1 Unisex toilet and bathing rooms. In assembly and mercantile occupancies, an accessible unisex toilet room shall be provided where an aggregate of six or more male ~~and~~ or female water closets ~~is~~ are ~~required~~ provided. In buildings of mixed occupancy, only those water closets...*{remainder of section unchanged}*.

(Reason: Amendment is necessary to coincide with amendments in IBC Chapter 29.)

Section 1210.2, exception #2; change to read as follows:

2. Toilet rooms that are not accessible to the public and which have not more than one water closet; provided that walls around urinals comply with the minimum surrounding material specified by Section 419.3 of the *International Plumbing Code*.

(Reason: Recognize the minimum wall material requirements of the IPC. Consistent with regional amendment to IPC 419.3.)

Table 1505.1; replace footnotes b and c with the following:

- b. All individual replacement shingles or shakes shall be in compliance with the rating required by this table.
- c. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq. ft. of projected roof area. When exceeding 120 sq. ft. of projected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.

(Reason: Conforms to local practice affording increased fire protection.)

Section 1505.7; delete.

(Reason: Conforms to local practice.)

Add Section 2308.2.3 to read as follows:

2308.2.3 Application to engineered design. When accepted by the Building Official, any portion of this section is permitted to apply to buildings that are otherwise outside the limitations of this section provided that:

1. The resulting design will comply with the requirements specified in Chapter 16.
2. The load limitations of various elements of this section are not exceeded; and
3. The portions of this section which will apply are identified by an engineer in the construction documents.

EXHIBIT "A"

(Reason: Allows engineer to reference Section 2308 for designs for wood structures like four story apartment buildings; eliminates excessive engineering.)

Section 2901.1; add a sentence to read as follows:

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.

(Reason: Gives Building Official discretion.)

Section 2902.1; change to read as follows and add sub sections:

2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number as follows:

1. Assembly Occupancies: At least one drinking fountain shall be provided at each floor level in an approved location.

Exception: A drinking fountain need not be provided in a drinking or dining establishment.

2. Groups A, B, F, H, I, M and S Occupancies: Buildings or portions thereof where persons are employed shall be provided with at least one water closet for each sex except as provided for in Section 2902.2.

3. Group E Occupancies: Shall be provided with fixtures as shown in Table 2902.1.

4. Group R Occupancies: Shall be provided with fixtures as shown in Table 2902.1.

It is recommended, but not required, that the minimum number of fixtures provided also comply with the number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the building code official. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.

(Reason: To allow flexibility for designer to consider specific occupancy needs.)

Section 2902.6; add a section to read as follows:

2902.6 Finish material. Finish materials shall comply with section 1210.

(Reason: Consistent with regional amendments made to IPC Section 403.1.2.)

Section 3109.1; add a section to read as follows:

3109.1 General. Swimming pools shall comply with the requirements of this section and other applicable sections of this code. Provisions of this section shall not be deemed to nullify any provisions of state law or state code.

(Reason: To recognize "state requirements".)

EXHIBIT "A"

Section 3109.4.1.3; add an exception to read as follows:

Exception: When the horizontal members are part of a fence that is at least six feet (6') (1829 mm) or larger in height, the horizontal members need not be on the swimming pool side of the barrier.

(Reason: The intent of this code section is being met with this height of fence.)

END

***NOTE:** Underlining indicates new words and phrases to be added to the 2006 International Building Code. ~~Strikeouts~~ indicate existing words and phrases to be deleted.