FARMERS BRANCH

ORDINANCE NO. 3405

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 22 TITLED "BUILDINGS AND BUILDING REGULATIONS" BY AMENDING ARTICLE III TITLED "CONSTRUCTION STANDARDS" TO ADOPT THE PROVISIONS OF THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE WITH AMENDMENTS AND APPENDIX E TITLED "SUPPLEMENTARY ACCESSIBILITY REGULATIONS", APPENDIX F TITLED "RODENT PROOFING", APPENDIX G TITLED "FLOOD RESTRAINT CONSTRUCTION" AND APPENDIX J TITLED "GRADING"; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Farmers Branch has been involved throughout the development process of the International Codes through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2015 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Farmers Branch has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2015 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Farmers Branch has determined that it is in the best interest of the citizens of the City of Farmers Branch to adopt the 2015 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. Chapter 22 titled "Buildings and Building Regulations" of the Code of Ordinances of the City of Farmers Branch, Texas, is amended by amending Article III titled "Construction Standards" by adopting the provisions of the 2015 Edition of the International Building Code with amendments and Appendix E titled "Supplementary Accessibility Regulations", Appendix F titled "Rodent Proofing", Appendix G titled "Flood Restraint Construction" and Appendix J titled "Grading", to read as follows:

"CHAPTER 22. BUILDINGS AND BUILDING REGULATIONS

ARTICLE III. CONSTRUCTION STANDARDS

Sec. 22-86. Adoption of International Building Code; purpose.

There is hereby adopted by the City of Farmers Branch, Texas, for the purpose of establishing rules and regulations for the design, quality of materials, erection, construction, installation, alteration, repair, location, relocation, replacement, conversion, addition to, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all building or structures, the 2015 *International Building Code*, published by the International Code Council, including Appendix E "Supplementary Accessibility Regulations", Appendix F "Rodent Proofing", Appendix G "Flood Restraint Construction" and Appendix J "Grading"; with the exception of such sections thereof as are hereafter deleted, modified or amended by this Ordinance, and the same are hereby adopted and incorporated herein, the same as if entirely set out at length herein, and from the date of which this Ordinance shall take effect, the provisions hereof shall be controlling within the corporate limits of the City of Farmers Branch, Texas. This code shall be known as the "Building Code" or the "Farmers Branch Building Code".

Sec. 22-87. Local Amendments to International Building Code.

For purposes of enforcement of the provisions of the Building Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the 2015 Edition of the International Building Code are hereby amended as follows:

Section 101.4 is amended to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.6 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.

Section 101.4 is amended by adding a new Section 101.4.7 to read as follows:

101.4.7 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.

Sections 103 and 103.1 is amended by replacing the phrase "Department of Building Safety" with "Building Inspections Department" where it appears.

Section 105.2 is amended to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
2. Temporary motion picture, television and theater stage sets and scenery.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in §101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (19 000 L) and are installed entirely above ground.
4. Swings and other playground equipment accessory to one-and two-family dwellings.
5. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Section 109 is amended by adding new Sections 109.7, 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:

109.7 Re-inspection Fee. A re-inspection 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.

8. Concealing work without first obtaining required inspections.

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

109.8 Work without a permit.

109.8.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.8.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

109.9 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

Section 110.3.5 is deleted.

Section 202 is amended by amending the definitions of "Ambulatory Health Care Facility," "Atrium," "High-Rise Building," and "Special Inspector" 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 individuals 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

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

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

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.

Section 202 is amended by adding new definitions for the phrases "Assisted Living Facilities," and "Repair Garage" to read as follows:

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 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.

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

Section 303.1.3 is amended 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 except when applying the assembly requirements of Chapter 10 and 11.

Section 304.1 is amended to add the following to the list of occupancies:

Fire stations
Police stations with detention facilities for 5 or less

Section 307.1 is amended by adding the following language to the end of Exception 4. Cleaning Establishments:

See also IFC chapter 21, Dry Cleaning Plant provisions.

Section 403.1 is amended by amending Paragraph 3 under "Exceptions" to read as follows:

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

Section 403.3 is amended by deleting Paragraph 2 under "Exceptions."

Section 403.3.2 is amended by amending the first paragraph to read as follows:

403.3.2 Water supply to required fire pumps. In buildings that are more than 120 feet (36.5 m) 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.

Section 404.5 is amended by deleting the paragraph titled "Exception."

Section 406.3.5.1 is amended by adding the following sentence:

A 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 (3048 mm).

Section 506.3.2.1 is amended to read as follows:

506.3.2.1 Open space limits. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane. 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.

Section 712.1.9 is amended by changing Item 4 to read as follows

4. Is not open to a corridor in Group I and H occupancies.

Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. In addition to other sections of the 2015 International Fire Code, an approved automatic fire sprinkler system shall be installed in the occupancies and locations, excluding detached Group U (private garages, carports and sheds), as follows:

1. All new buildings two (2) or more stories in height.

   Exception: One and two family dwellings.

2. All new buildings two thousand five hundred (2,500) square feet or greater AND additions two thousand five hundred (2,500) square feet or greater to existing buildings.

   Exception: Detached Group U occupancies and one and two family dwellings

3. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all Group R-3 Townhouse Occupancies.

4. Group A-1. An automatic sprinkler system shall be provided for Group A-1 Occupancies where one of the following conditions exists:

   a. The fire area exceeds 2500 square feet (465 m^2).

   b. The fire area has an occupant load of 300 or more.

   c. The fire area is located on a floor other than the level of exit discharge.

   d. The fire area contains a multi-theater complex.

5. Group A-2. An automatic sprinkler system shall be provided for Group A-2 Occupancies where one of the following conditions exists:

   a. The fire area exceeds 2500 square feet (465 m^2).

   b. The fire area has an occupant load of 100 or more.

   c. The fire area is located on a floor other than the level of exit discharge.

6. Group A-3. An automatic sprinkler system shall be provided for Group A-3 Occupancies where one of the following conditions exists:

   a. The fire area exceeds 2500 square feet (465 m^2).

b. The fire area has an occupant load of 300 or more.

c. The fire area is located on a floor other than the level of exit discharge.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

7. Group A-4. An automatic sprinkler system shall be provided for Group A-4 Occupancies where one of the following conditions exists:

   a. The fire area exceeds 2500 square feet (465 m^2).

   b. The fire area has an occupant load of 300 or more.

   c. The fire area is located on a floor other than the level of exit discharge.

8. All Group R-1 and R-2 occupancies.

9. All Group S-2 (open parking garages).

   Exception: Of noncombustible construction that has no other types of occupancies located above the garage and has a minimum of two complete sides unobstructed for fire department access by roadway or fire lane.

10. In all buildings and structures where Section 903.2 of the Fire Code requires sprinkler systems in buildings or structures of less than 2,500 square feet.

11. 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.

12. All stories and basements described in 903.2.11.1, 903.2.11.1.1, 903.2.11.1.2, and 903.2.11.1.3.

13. All rubbish and linen chutes as described in 903.2.11.2.

14. All other hazards as described in 903.2.11.4, and 903.2.11.5.

15. All other required suppression systems as described in 903.2.11.6.

16. High-piled combustible storage: For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

17. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

18. During construction as described in 903.2.12 and 3314.

19. All existing buildings two thousand five hundred (2,500) square feet or greater that change the occupancy type from a less hazardous to a more hazardous occupancy, based on life and fire risk.

Firewalls or fire barriers shall not be used to subdivide a building or structure into separate buildings to avoid the requirement to install a fire extinguishing system or automatic sprinkler system as required by this Section 903.2.

Section 903.3.1.1.1 is amended to read as follows:

903.3.1.1.1 Exempt locations. When approved by the building official and fire code official, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion and/or rate of rise heat detectors. Sprinklers shall not be omitted from any room merely 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 as determined by the building official or fire code official.

2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the building official or 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.

Section 903.3.1.2 is amended by adding Section 903.3.1.2.3 to read as follows:

903.3.1.2.3 Attics, Open Breezeways, and Attached Garages. Sprinkler protection is required in attic spaces of such buildings two or more stories in height, open breezeways, and attached garages in accordance with NFPA 13 and or NFPA 13R requirements.

Section 903.3.1.3 is amended to read as follows:

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

Section 903.3.1 is amended by adding Section 903.3.1.4 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, preaction, 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.

Section 903.3.5 is amended to read as follows:

903.3.5 Water supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10 psi safety factor. Reference Section 507.4 for additional design requirements.

Section 903.4 is amended by adding the following paragraph after the *Exceptions*.

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.

Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. An approved audible device, located on the exterior of the building in an approved location, shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of

the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. 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.

Section 903.4.3 is amended to read as follows:

903.4.3 Floor control valves. Approved supervised indicating control valves and shall be provided at the point of connection to the riser on each floor in all buildings.

Section 905.2 is amended to read as follows:

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

Section 905.3 is amended by adding Section 905.3.9 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 150 feet (45720 mm) 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 and semi-automatic dry, or manual dry standpipes are allowed as provided for in NFPA 14 when approved by Code Official.

2. R-2 occupancies of four stories or less in height having no interior corridors.

Section 905.4 is amended to read as follows:

905.4 Location of Class I standpipe hose connections.

Class I standpipe hose connections shall be provided in all of the following locations:

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.

2. On each side of the wall adjacent to the exit opening of a horizontal exit.

   Exception: Where floor areas adjacent to a horizontal exit are reachable from an interior exit stairway hose connection by a 30-foot (9144 mm) hose stream from a

nozzle attached to 100 feet (30480 mm) of hose, a hose connection shall not be required at the horizontal exit.

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 30- foot (9144 mm) hose stream from a nozzle attached to 100 feet (30480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance from an exit passageway or exit corridor to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an exit passageway or exit corridor to the mall.

5. Where the roof has a slope less than four unit's vertical in 12 unit's horizontal (33.3-percent slope), each standpipe shall be provided with a two-way ~~a~~ 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.

6. Where the most remote portion of a nonsprinklered floor or story is more than 150 feet (45720 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 200 feet (60960 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations.

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.

Section 905.9 is amended by adding the following paragraph after the *Exceptions*:

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.

Paragraph 1 of Section 906.1 is amended to read in its entirety as follows, including the deletion of the *Exception*:

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Section 907.1 is amended by adding 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.

Section 907.2.1 is amended 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 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.

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11lux) at the walking surface level, and

2. Stop any conflicting or confusing sounds and visual distractions.

Section 907.2.3 is amended to read in its entirety 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 alarms 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, where portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less when provided with an approved automatic sprinkler system.

   1.1 Residential In-Home day care with not more than 12 children may use hard-wired or wireless interconnected single station detectors with battery backup in all habitable rooms. (For care of more than five children 2 ½ or less years of age, see Section 907.2.6).

2. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that activation of the manual fire alarm system initiates an *approved* occupant notification signal in accordance with Section 907.5.

Section 907.2.4 is amended by deleting the paragraph titled "Exception."

Section 907.2.7 is amended by amending Exception 1 to read as follows and deleting Exception 2:

Exception:

1. A manual fire alarm system is not required in covered mall buildings complying with Section 402 of the International Building Code.

Section 907.2.8.1 is amended by deleting Exceptions 2, 2.1, 2.2, and 2.3.

Section 907.2.9.1 is amended by deleting Exceptions 2 and 3.

Section 907.2.11.2 is amended by adding the following sentence at the end of the section.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

Exception 3 in Section 907.2.13 is amended to read as follows:

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

Section 907.2.13.1.1 is amended by amending numbered paragraph 1 and adding a new numbered paragraph 3 to read as follows:

1. In each mechanical equipment, electrical, transformer, telephone equipment or similar room, and Central Control Station.

* * *

3. For Group R, Division 1 Occupancies, in all interior corridors serving as a means of egress for an occupant load of 10 or more.

Section 907.4.2 is amended by adding Section 907.4.2 to read as follows:

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

Section 907.6.1 is amended by adding Section 907.6.1.1 to read as follows:

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

Section 907.6.3 is amended by deleting all "Exceptions."

Section 907.6.4.2 is amended to read as follows:

907.6.4.2 High-rise buildings. In high-rise buildings, a separate zone by floor or an addressable fire alarm system shall be provided, based on the current fire alarm system installation for each of the following types of alarm-initiating devices where provided:

1. Smoke detectors
2. Sprinkler waterflow devices.
3. Manual fire alarm boxes.
4. Other approved types of automatic fire detection devices or suppression systems.
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 automatic smoke-detection system within the corridor. The actuation of any detector shall activate alarms audible in all areas served by the corridor. The smoke-detection system shall be connected to the building's fire alarm system where such a system is provided.

Section 907.6.6 is amended by adding a sentence at the end of paragraph to read as follows:

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

Section 907.6.6 is amended by adding Section 907.6.6.3 to read as follows:

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

Section 909.2 is amended by adding Section 909.2.1 to read as follows:

909.2.1 Smoke-control System for High-Rises. A smoke control system meeting the requirements of Section 909 in the International Fire Code-2015 Edition and this code shall be provided for high-rise buildings.

Section 909 is amended by adding Section 909.22 and related subsections to read as follows:

909.22 Stairway or Ramp Pressurization Alternative. Where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the stair pressurization alternative is chosen for compliance with Building Code requirements for a smoke proof enclosure, interior exit stairways or ramps shall be pressurized to a minimum of 0.10 inches of water (25 Pa) and a maximum of 0.35 inches of water (87 Pa) in the shaft relative to the building measured with all interior exit stairway and ramp doors closed under maximum anticipated conditions of stack effect and wind effect. Such systems shall comply with Section 909, including the installation of a separate fire-fighter's smoke control panel as per Section 909.16, and a Smoke Control Permit shall be required from the fire department as per Section 105.7.

909.22.1 Ventilating equipment. The activation of ventilating equipment for the stair or ramp pressurization system shall be by smoke detectors installed at each floor level at an approved location at the entrance to the smoke proof enclosure. When the closing device for the stairway or ramp shaft and vestibule doors is activated by smoke detection or power failure, the mechanical equipment shall activate and operate at the required performance levels. Smoke detectors shall be installed in accordance with Section 907.3.

909.22.1.1 Ventilation Systems. Smoke proof enclosure ventilation systems shall be independent of other building ventilation systems. The equipment, control wiring, power wiring and ductwork shall comply with one of the following:

1. Equipment, control wiring, power wiring and ductwork shall be located exterior to the building and directly connected to the smoke proof enclosure or connected to the smoke proof enclosure by ductwork enclosed by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.

2. Equipment, control wiring, power wiring and ductwork shall be located within the smoke proof enclosure with intake or exhaust directly from and to the outside or through ductwork enclosed by not less than 2-hour barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.

3. Equipment, control wiring, power wiring and ductwork shall be located within the building if separated from the remainder of the building,

including other mechanical equipment, by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.

Exceptions:

1. Control wiring and power wiring utilizing a 2-hour rated cable or cable system.

2. Where encased with not less than 2 inches (51 mm) of concrete.

3. Control wiring and power wiring protected by a listed electrical circuit protective systems with a fire-resistance rating of not less than 2 hours.

909.22.1.2 Standby Power. Mechanical vestibule and stairway and ramp shaft ventilation systems and automatic fire detection systems shall be provided with standby power in accordance with Section 2702 of the Building Code.

909.22.1.3 Acceptance and Testing. Before the mechanical equipment is approved, the system shall be tested in the presence of the fire code official to confirm that the system is operating in compliance with these requirements.

Section 910.2 is amended by amending Exceptions 2 and 3 to read as follows:

2. Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, only manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas. Automatic smoke and heat vents are 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.

Section 910.2 is amended by adding Section 910.2.3 to read as follows:

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

1. In occupancies classified as Group H-2 or H-3, any of which are more than 5,000 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.

Section 910.3 is amended by adding Section 910.3.4 and related subsections to read as follows:

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

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

Exception: Manual only systems per Section 910.2.

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

Exception: Listed gravity-operated drop out vents.

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

Section 910.4.4 is amended to read as follows:

910.4.4 Activation. The mechanical smoke removal system shall be activated automatically by the automatic sprinkler system or by an approved fire detection system. Individual manual controls shall also be provided.

Exception: Manual only systems per Section 910.2.

Section 912.2 is amended by adding 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.

Section 913.2.1 is amended by adding the following second paragraph and exception to read as follows:

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

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

Chapter 10 is amended by replacing all references to "fire code official" with "building official."

Section 1006.2.2 is amended by adding Section 1006.2.2.6 to read as follows:

1006.2.2.6 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the Electrical Code as adopted.

Section 1009.1 is amended by adding Exception 4 to read as follows:

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

Section 1010.1.9.4 is amended by amending Exceptions 3, 4, and 5 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, manually operated edge-or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

4. Where a pair of doors serves a Group A, B, F, M or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress width requirements and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self-latching edge- or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress width requirements and the inactive leaf contains no doorknobs, panic bars or similar operating hardware.

Section 1010.1.9.8 is amended by adding paragraphs 7 and 8 to read as follows:

7. The building must be protected throughout by a monitored automatic fire sprinkler system with an approved smoke detector located on the egress side within 15 feet of the door OR for non-sprinklered buildings; an approved automatic smoke detection system is required in the path of egress.

8. The doors shall be capable of being deactivated by a signal from a switch located in a location approved approve by the Fire Department.

Section 1010.1.9.9 is amended by adding paragraphs 7, 8, and 9 to read as follows:

7 Activation of the building *automatic sprinkler system* or fire detection system shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.

8. The building must be protected throughout by a monitored automatic fire sprinkler system with an approved smoke detector located on the egress side within 15 feet of the door OR for non-sprinklered buildings; an approved automatic smoke detection system is required in the path of egress.

9. The doors shall be capable of being deactivated by a signal from a switch located in a location approved approve by the Fire Department.

Section 1015.8 is amended by amending paragraph 1 to read as follows:

1. Operable windows where the top of the sill of the opening is located more than 55-ft (16 764 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F 2006.

Section 1020.1 is amended by adding Exception 6 to read as follows:

6. In Group B office buildings, 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 shall activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors shall be connected to an approved automatic fire alarm system where such system is provided.

Section 1020.6 is amended to read as follows:

1020.6 Corridor continuity. All corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms. {*remainder of section remains unchanged*}

Section 1029.1.1.1 is deleted.

Section 1031.2 is amended to read as follows:

1031.2 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. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress.

Section 1101.1 is amended by adding an "Exception" to read 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 incompliance with the requirements of this chapter.

Section 1203.1 is amend to read as follows:

1203.1 General. Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the *International Mechanical Code*. Where air infiltration rate in a *dwelling unit* is 5 air changes or less per hour when tested with a blower door at a pressure 0.2 inch w.c. (50 Pa) in accordance with Section 402.4.1.2 of the *International Energy Conservation Code*, the *dwelling unit* shall be ventilated by mechanical means in accordance with Section 403 of the *International Mechanical Code*.

Section 1403.1 is amended to read as follows:

1403.1 General. The provisions of this section shall apply to exterior walls, wall coverings and components thereof.

> **1403.1.1 Additions.** On existing structures, the exterior material on remodels, additions or accessory buildings shall be consistent and architecturally compatible with the exterior finishes on the existing structure. Plans and specifications submitted for permits shall reflect both existing and proposed exterior finish material.
>
> > **1403.1.1.1 Completion of Exterior Finish.** Exterior finish construction shall be completed within 180 days of the commencement of the exterior work. Completion shall include all weather protection, cleanup and finish grading.

Section 1404.1 is amended by adding Section 1404.1.1 to read as follows:

1404.1.1 Non R-3 buildings. Each exterior wall of a non R-3 building shall be constructed with a cladding consisting of a minimum of 75% masonry material. For this section masonry shall be defined as construction composed of natural stone, kiln fired clay brick, concrete, hollow clay tile,

decorative concrete block, or other similar building units, cast in place concrete, concrete tilt wall (cast on site or precast) or other material approved by the building official. Stucco, EFIS, cementious fiber planks or panels, or similar type applications shall not be considered as meeting this requirement.

> **Exception:** Temporary buildings used for construction offices, sales offices leasing offices or other moved on to a project. Duration of the permit shall be determined by the building official or by the City Council as part of site plan approval.

Table 1505.1 is amended by amending footnote "b" to read as follows and deleting footnote "c":

b. 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.

Section 1505.7 is deleted.

Section 1510.1 is amended by amending the first paragraph read as follows:

1510.1 General. Materials and methods of applications used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15. All individual replacement shingles or shakes shall be in compliance with the rating required by Table 1505.1.

{ "Exception" remains unchanged}

Section 1704.2 is amended to read as follows:

1704.2 Special inspections and tests. Where application is made to the Building Official for construction as specified in Section 105, the owner or the owner's authorized agent, or the registered design professional in responsible charge, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work listed under Section 1705 and identify the approved agencies to the Building Official. The special inspector shall not be employed by the contractor. These special inspections and tests are in addition to the inspections identified by the Building Official that are identified in Section 110.

Section 1704.2.1, is amended to read as follows:

1704.2.1 Special inspector qualifications. Prior to the start of construction and or upon request, the approved agencies shall provide written documentation to the registered design professional in responsible charge and the building official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. [Remainder unchanged]

Section 1704.2.4 is amended to read as follows:

1704.2.4 Report requirement. Approved agencies shall keep records of special inspections and tests. The approved agency shall submit reports of special inspections and tests to the Building Official upon request, and to the registered design professional in responsible charge. Individual inspection reports shall indicate that work inspected or tested was or was not completed in conformance to approved construction documents. [Remainder unchanged]

Section 2901.1 is amended to read as follows:

2901.1 Scope. The provisions of this chapter and the… *{intervening text unchanged}* ...conform to the *International Private Sewage Disposal Code.* 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.

Section 2902.1 is amended by adding the following sentence:

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.

Table 2902.1; is amended by adding footnote f to read as follows:

f. 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.

Section 2902.1 is amended by adding a new Section 2902.1.3 to read as follows:

2902.1.3 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.

> **2902.1.3.1 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.

2902.1.3.2 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's health department.

Section 3001 is amended by adding Section 3001.5 to read as follows:

3001.5 Group R occupancies. At least one elevator shall be provided in Group R occupancies three (3) stories or more stories in height.

Exception: Group R-3 and R-4 occupancies.

Section 3002.1 is amended by adding "Exceptions" to read as follows:

Exceptions:

1. Elevators wholly located within atriums complying with Section 404 shall not require hoistway enclosure protection.

2. Elevators in open or enclosed parking garages that serve only the parking garage, and complying with Sections 406.5 and 406.6, respectively, shall not require hoistway enclosure protection.

Section 3005.4 is amended to read in its entirety as follows:

3005.4. Machine Rooms, control rooms, machinery spaces and control spaces. Elevator machine rooms, control rooms, control spaces and machinery spaces shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

Section 3005 is amended by adding a new Section 3005.7 to read as follows.

3005.7 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.

3005.7.1 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 3005.7.2.1.

3005.7.2.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoist-ways.

3005.7.2.2 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.

3005.7.3 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.

3005.7.4 Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

Section 3005 is amended by adding a new Section 3005.8 to read 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.

Section 3006.2 is amended by amending paragraph 5 to read as follows:

5. The building is a high rise and the elevator hoistway is more than 55 feet (16 764 mm) 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.

Section 3102.1 is amended to read as follows:

3102.1 General. The provisions of Sections 3102.1 through 3102.8.3 shall apply to air-supported, air-inflated, membrane-covered cable and membrane-covered frame structures, collective known as membrane structures, erected for a period of 60 days in a calendar year or longer. Those erected for a shorter period of time shall comply with the International Fire Code. Membrane structures covering water storage facilities, water clarifiers, water treatment plants, sewage treatment plants and similar facilities not used for human occupancy are required to meet only the requirements of Sections 3102.3.1 and 3102.7. Membrane structures erected on a building, balcony, deck or other structure; or erected to protect automobiles, merchandise, goods, or other items for any period of time shall comply with this section.

Section 3102.1.1 is amended to read as follows:

3102.1.1 Membrane structures shall not be permitted as main or accessory structures.

EXCEPTION: The building official may permit a membrane structure, which is used in conjunction with a public park or covering playground equipment for an institutional use such as a church, school or similar use.

Section 3109.1 is amended to read as follows:

3109.1 General. Swimming pools shall comply with the requirements of sections 3109.2 through 3109.5 and other applicable sections of this code and other applicable state laws.

SECTION 2. All provisions of the Ordinances of the City of Farmers Branch, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 5. Any person violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Farmers Branch as heretofore amended and, upon conviction, shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00).

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage in accordance with the provisions of the charter and state law.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 13th DAY OF DECEMBER, 2016.

ATTEST:

Amy Piukana, City Secretary

APPROVED:

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:11/29/16:81276)