



# Sachse, Texas

Sachse City Hall  
3815 Sachse Road  
Building B  
Sachse, Texas 75048

## Meeting Agenda City Council

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Monday, October 15, 2012

7:30 PM

Council Chambers

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*The Mayor and Sachse City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

The City Council of the City of Sachse will hold a Regular Meeting on Monday, October 15, 2012, at 7:30 p.m. in the Council Chambers at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

### Invocation and Pledges of Allegiance to U.S. and Texas Flags.

**A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands: one nation under God, indivisible, with liberty and justice for all.**

**B. Pledge of Allegiance to the Texas State Flag: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.**

### 1. CONSENT AGENDA.

1.a ALL ITEMS LISTED ON THE CONSENT AGENDA WILL BE CONSIDERED BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION, THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER OR CITIZEN SO REQUESTS.

[12-1158](#) Consider approval of the minutes of the October 1, 2012, regular meeting.

*Executive Summary  
Minutes of the last regular meeting.*

**Attachments:** [Min.10.1.12.pdf](#)

[12-1133](#) Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of two (2) 2013 Ford Interceptor Utility police package vehicles from Sam Packs Five Star Ford through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed fifty one thousand four hundred thirty five (\$51,435) for the City of Sachse Police Department; and providing for an effective date.

Executive Summary

*Resolution providing for authorization to purchase two police vehicles.*

Attachments: [Sachse PD - K8A.pdf](#)

[Sachse resolution RE purchase Ford Interceptors.pdf](#)

12-1136

Consider an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 3 "Building Regulations" by amending Section 3-1 "International Building Code" to adopt the provisions of the 2009 Edition of the International Building Code with amendments; by amending Section 3-1.1 "International Residential Code" to adopt the provisions of the 2009 Edition of the International Residential Code with amendments; by amending Section 3-1.2 "International Energy Conservation Code" to adopt the provisions of the 2009 Edition of the International Energy Conservation Code with amendments; by amending Section 3-2 "International Plumbing Code" to adopt the provisions of the 2009 Edition of the International Plumbing Code with amendments; by amending Section 3-3 "International Mechanical Code" to adopt the provisions of the 2009 Edition of the International Mechanical Code with amendments; by amending Section 3-4 "National Electrical Code" to adopt the provisions of the 2008 Edition of the National Electrical Code" with amendments; by amending Section 3-22 "International Fuel Gas Code" to adopt the provisions of the 2009 Edition of the International Fuel Gas Code with amendments; by amending Chapter 3 "Building Regulations" by amending Section 3-23 "International Property Maintenance Code" to adopt the provisions of the 2009 Edition of the International Property Maintenance Code with amendments and to adopt Appendix A; by amending Chapter 5 "Fire protection" by amending Section 5-1 "International Fire Code" to adopt the provisions of the 2009 Edition of the International Fire Code with amendments and adopting Appendices B, C, D, I and J; 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.

*Executive Summary*

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the 2009 Editions of the International Codes and the 2008 Edition of the National Electrical Code, and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG) and those recommended by Staff. A draft ordinance to*

*adopt the 2009 Editions of the International Codes and the 2008 Edition of the National Electrical Code and amendments to the codes has been prepared and has been attached for the City Council's consideration and approval.*

**Attachments:** [ATTACHMENT 1 - Ordinance - Building Codes.pdf](#)  
[ATTACHMENT 2 - 2009 IBC Report.pdf](#)  
[ATTACHMENT 3 - 2009 IRC Report.pdf](#)  
[ATTACHMENT 4 - 2009 IECC Report.pdf](#)  
[ATTACHMENT 5 - 2009 IPC Report.pdf](#)  
[ATTACHMENT 6 - 2009 IMC Report.pdf](#)  
[ATTACHMENT 7 - 2008 NEC Report.pdf](#)  
[ATTACHMENT 8 - 2009 IFGC Report.pdf](#)  
[ATTACHMENT 9 - 2009 IPMC Report.pdf](#)  
[ATTACHMENT 10 - 2009 IFC Report.pdf](#)

**2. MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS, CURRENT ACTIVITIES, AND LOCAL ACHIEVEMENTS.**

[12-1135](#) Recognize employees for their service to the City of Sachse.

*Executive Summary*

*Each quarter the City Council recognizes the Employee of the Quarter and employees with 5, 10, 15, and 20 year service anniversaries.*

[12-1122](#) Staff Briefing: Sachse Community Development Department

*Executive Summary*

*Each month a briefing is given to City Council providing an update of activities and events for a specific department. This month the Community Development Department will brief the council on Community Development and Facilities Maintenance.*

**Attachments:** [CD - SUP WORKSHOP - PRESENTATION.pdf](#)

**3. CITIZEN INPUT.**

*The public is invited at this time to address the Council. The Mayor will ask you to come to the Microphone and state your name and address for the record. If your remarks pertain to a specific Agenda item, please hold them until that item, at which time the Mayor may solicit your comments.*

The City Council is prohibited from discussing any item not on the posted agenda according to the Texas Open Meetings Act.

**4. REGULAR AGENDA ITEMS.**

- [12-1161](#) Discuss and consider a resolution of the City Council of the City of Sachse, approving a thirty-six (36) month lease/purchase for two (2) LIFEPAK 15 monitor/defibrillators from PHYSIO-CONTROL, INC.; and providing for an effective date.

*Executive Summary*

*Discuss and consider the lease/purchase of two (2) LIFEPAK 15 cardiac monitor/defibrillators.*

**Attachments:** [51SACHSE Resolution Re Lease Purchase of 2 LIFEPAK 15 Monitor Defibrillat](#)  
[LP 15 quote.pdf](#)  
[Zero to 360 promo flyer.pdf](#)  
[Discuss and Consider.pdf](#)

- [12-1124](#) Discuss Outdoor Lighting Standards.

*Executive Summary*

The City Council will discuss the draft standards for outdoor lighting.

**Attachments:** [CD - OUTDOOR LIGHTING DISCUSSION - ATTACHMENT 1.pdf](#)  
[CD - OUTDOOR LIGHTING DISCUSSION - ATTACHMENT 2.pdf](#)  
[CD - OUTDOOR LIGHTING DISCUSSION - ATTACHMENT 3.pdf](#)

- [12-1162](#) Adjourn to Executive Session pursuant to the provisions of the Texas Government Code, Section 551.074: To discuss the annual evaluation of the City Manager.

Consider any action necessary as a result of Executive Session regarding the annual evaluation of the City Manager.

*Executive Summary*

*Annual review of the City Manager.*

**5. ADJOURNMENT.**

*Vision Statement: Sachse is a friendly, vibrant community offering a safe and enjoyable quality of life to all who call Sachse home.*

The City of Sachse reserves the right to reconvene, recess or realign the regular session or called Executive Session or order of business at any time prior to adjournment. Note: The Sachse City Council reserves the right to convene into Executive Session pursuant to the Texas Government Code, Title 5, Chapter 551 regarding posted items on the regular meeting agenda.

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time. Therefore, during Citizen Input for example, the Council is prohibited by state law to deliberate or take action on any issues introduced by the public other than to take them under advisement. Posted: October 12, 2012; 5:00 p.m.  
Terry Smith, City Secretary \_\_\_\_\_.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary, at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

**File #:** 12-1158      **Version:** 1      **Name:** Consider approval of the minutes of the October 1, 2012, regular meeting.

**Type:** Agenda Item      **Status:** Agenda Ready

**File created:** 10/8/2012      **In control:** City Council

**On agenda:** 10/15/2012      **Final action:**

**Title:** Consider approval of the minutes of the October 1, 2012, regular meeting.

Executive Summary  
Minutes of the last regular meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Min.10.1.12.pdf](#)

Date	Ver.	Action By	Action	Result
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**Title**  
Consider approval of the minutes of the October 1, 2012, regular meeting.

*Executive Summary*  
*Minutes of the last regular meeting.*

**Background**  
Minutes of the October 1, 2012, regular meeting.

**Policy Considerations**  
None.

**Budgetary Considerations**  
None.

**Staff Recommendations**  
Council approve the minutes of the October 1, 2012, regular meeting, as a Consent Agenda Item.

**REGULAR MEETING**  
**OF THE**  
**CITY COUNCIL OF THE CITY OF SACHSE**

**OCTOBER 1, 2012**

The City Council of the City of Sachse held a Regular Meeting on Monday, October 1, 2012 at 7:30 p.m. at the Sachse City Hall after proper notice. The roll of the duly constituted City Council Members was called which members are as follows, to wit:

Mayor Mike Felix  
Mayor Pro Tem Jared Patterson  
Councilman Bill Adams  
Councilwoman Pat McMillan  
Councilman Brett Franks  
Councilman Todd Ronnau  
Councilman Mark Timm

and all were present.

Staff present: City Manager Billy George; City Secretary Terry Smith; Community Development Director Marc Kurbansade; Finance Director Jeri Rainey; City Engineer Shawn Poe; Police Chief Dennis Veach; Public Works Director Joe Crase; Fire Chief Doug Kendrick; Parks Director Lance Whitworth; Library Manager Mignon Morse; Human Resources Manager Laura Morrow and Sachse EDC Director Carlos Vigil.

**Invocation and Pledge of Allegiance to U.S. and Texas Flags:**

The invocation was offered by Pastor Phil Mercer and the pledges were led by Councilman Franks.

**1. Consent Agenda:**

Councilman Timm moved to approve Consent Agenda No. 12-1120 Consider approval of the minutes of the September 17, 2012, regular meeting; 12-1132 Resolution No. 3422 of the City Council of the City of Sachse, Texas, approving the terms and conditions of a Memorandum of Understanding, by and between the City of Sachse and the City of Wylie, Texas, for the purpose of setting forth procedures for implementing an automatic assistance response between the City of Sachse Fire Department and the City of Wylie Fire Department; and providing for and effective date; 12-1130 Ordinance No. 3423 of the City Council of the City of Sachse, Texas, ordering an election to be held on the 11th day of May 2013, in conjunction with the election of municipal officers for the purpose of the adoption of a local sales and use tax increase in the City of Sachse, Texas, at the rate of one-fourth of one percent to provide revenue for the maintenance and repair of municipal streets; designating polling places; ordering notices of election to be given, authorizing execution of joint election contract; and providing for an effective date; 12-1119 Resolution No. 3424 of the City Council of the City of Sachse, Texas, approving the renewal of an agreement with Valley View Consulting for the purpose of investment advisory services for an additional two years and authorizing the City Manager to execute such renewal; and providing and effective date; and

12-1078 Resolution No. 3425 of the City Council of the City of Sachse, approving authorized Broker/Dealers for the City of Sachse; providing a repealing clause; providing a severability clause; and providing for an effective date. The motion was seconded by Councilwoman McMillan and carried unanimously.

**2. Mayor and City Council Announcements regarding special events, current activities and local achievements:**

12-1128 Proclamation recognizing the Pleasant Valley United Methodist Church Sesquicentennial Day.

12-1127 Proclamation declaring October, 2012, as Breast Cancer Awareness month.

Councilwoman McMillan noted the upcoming Low Cost Pet Clinic on Saturday, October 6<sup>th</sup> from 10:00 a.m. to 2:00 p.m. at the Animal Shelter.

Mayor Pro Tem Patterson noted the YMCA's open registration for youth basketball. You can register by email or call him.

Councilman Adams noted the Sachse Mustang Football Team record is 5 wins and 0 losses and play Lakeview Centennial on Thursday night. The mustangs have a good team this year.

Councilman Franks noted the Pumpkin Prowl on October 27<sup>th</sup> at Salmon Park, starting at 6:00 p.m.

Mayor Felix noted the upcoming events: October 13<sup>th</sup> is Fallfest at Heritage Park; November 6<sup>th</sup> is Election Day; November 22 is the Turkey Trot at 8:00 a.m. at Sachse High School; and December 8<sup>th</sup> is the Christmas Parade and Cookies with Santa.

**3. Citizen Input:**

Jean Cogdell 5915 Woodbridge Parkway, is against the Merritt Road realignment. It will cause more traffic, danger and noise and requested other alternatives.

Greg Wilson 5414 Heritage Circle, is against the Merritt Road realignment and presented a petition signed by 153 residents, against the project.

Kathy Cobb 3820 Sixth Street, stated the new lights at McDonalds are too bright. She noted two upcoming raffles: Friends of the Library raffle for \$2.00 each to win a Kindle and the Sachse Historical Society raffle for \$2.00 each to win a bicycle.

David Taylor 5114 Merritt Road, asked the Council to reconsider the Merritt Road realignment. He feels it is a wasted project.

Jim Becker 1105 Meadow Lane, suggested the Council review the tree preservation ordinance for inconsistencies.

**4. Regular Agenda Items:**

**12-1129 Administer Oath of Office to newly appointed Charter Review Commission Members.**

Mayor Felix administered the Oath of Office. No formal Council action was taken.

**12-1117 A presentation by and discussion with Leisure and Recreation Concepts (LARC) regarding a Feasibility Study and Master Plan for an Entertainment and Recreation Venue:**

Mike and Wendy Jenkins of Leisure and Recreation Concepts (LARC) presented their concept plan to the Council.

Following discussion, no formal Council action was taken.

Councilman Adams made a motion to move 12-1114 next on the agenda. The motion was seconded by Mayor Pro Tem Patterson and carried unanimously.

**12-1114 Consider a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse investment policy attached hereto as Exhibit "A"; declaring that the City Council has completed its review of the investment policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or Investment Strategies; providing a repealing clause; providing a severability clause; and providing for an effective date:**

Following discussion, Councilman Timm moved to approve Resolution No. 3426 of the City Council of the City of Sachse, Texas, adopting the City of Sachse investment policy attached hereto as Exhibit "A"; declaring that the City Council has completed its review of the investment policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or Investment Strategies; providing a repealing clause; providing a severability clause; and providing for an effective date. The motion was seconded by Councilman Ronnau and carried unanimously.

**12-1131 Discuss the existing use of fees associated with services provided by Sachse Fire Department:**

Following discussion, no formal action was taken.

**12-1084 Discuss the zoning regulations associated with enclosing single-family residential garages:**

Following discussion, staff would bring the item back as a discussion item with options.

There being no further business, Mayor Pro Tem Patterson moved to adjourn. The motion was seconded by Councilman Ronnau and passed unanimously. The meeting adjourned at 10:00 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
MAYOR



Legislation Details (With Text)

**File #:** 12-1133      **Version:** 1      **Name:** Purchase Police Patrol Cars  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 9/27/2012      **In control:** City Council  
**On agenda:** 10/15/2012      **Final action:**

**Title:** Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of two (2) 2013 Ford Interceptor Utility police package vehicles from Sam Packs Five Star Ford through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed fifty one thousand four hundred thirty five (\$51,435) for the City of Sachse Police Department; and providing for an effective date.

Executive Summary  
Resolution providing for authorization to purchase two police vehicles.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Sachse PD - K8A.pdf](#)  
[Sachse resolution RE purchase Ford Interceptors.pdf](#)

Date	Ver.	Action By	Action	Result
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**Title**

Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of two (2) 2013 Ford Interceptor Utility police package vehicles from Sam Packs Five Star Ford through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed fifty one thousand four hundred thirty five (\$51,435) for the City of Sachse Police Department; and providing for an effective date.

**Executive Summary**

*Resolution providing for authorization to purchase two police vehicles.*

**Summary**

In the FY 2013 budget, the City Council authorized the purchase of two police patrol vehicles. The Police Department has researched the available pursuit rated vehicles on the market and has chosen the 2013 Ford Police Interceptor Utility. A midsize SUV that is police pursuit rated. These vehicles are available for purchase through Texas State Contract A-071-B-071 through Sam Packs 5-Star Ford in Carrollton Texas. With options, the purchase price of the vehicles is \$25,717.05 each. The remaining funds from the budgeted \$67,000.00 will be used for equipment and upfitting.

**Background**

We have researched police vehicles currently on the market and are requesting to purchase two Ford Police Interceptor Utility vehicles. The Ford Utility is slightly smaller than the

Chevrolet Tahoe and should be better suited to police work.

#### Policy Considerations

Replacement of two used police vehicles no longer capable of regular police patrol duty. Upon replacement we will send two older vehicle to auction. Both vehicles have mechanical issues for which the repairs are more costly than the worth of the vehicles themselves.

#### Budgetary Considerations

A total of \$51,435 is required for these purchases. The monies for this purchase were budgeted in the FY2013 budget.

#### Staff Recommendations

Staff recommends approval of a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of two (2) 2013 Ford Interceptor Utility police package vehicles from Sam Packs Five Star Ford through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed fifty one thousand four hundred thirty five (\$51,435) for the City of Sachse Police Department; and providing for an effective date, as a consent item.

**CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT**

Cars and Light Trucks

Team Members - Don McCormick -Bill Harkins - Paula Weiss-Cohen - Bill Dutton - Alan Rosner

Contract Name:State of Texas A-071 - B-072

End User: City of Sachse Sam Pack's Rep: Alan Rosner  
 Contact: Marty Cassidy Date: 9/8/2012  
 Contact TN/Email [mcassidy@cityofsachse.com](mailto:mcassidy@cityofsachse.com) Phone # 469 429 9822  
 Product Description: 2013 Ford Police Interceptor - Utility

A. Bid Series: 466BLE Base Price: **\$ 24,933.72**

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	Automatic Transmission	Included			
	Air Conditioning	Included			
	Power Group	Included			
	Speed Control	Included			
	Tilt Wheel	Included			
51Y	Spotlamp	\$ 302.54			
68G	Rear Doors In-Operative	\$ 30.46			
18W	Rear Windows In-Operative	\$ 22.34			
595	Keyless Entry	\$ 224.36			
K8A	All Wheel Drive	Standard			
86P	Pre-Drilled Headlamp Assembly	\$ 108.63			

Total of B. - Published Options **\$ 688.33**

C. Off Menu Options

Code	Description	Bid Price	Code	Description	Bid Price
	Trailer Hitch	\$ 495.00			

Off Menu Options limited to 25% of Published Price Current % 2% Total of C. - Off Menu Options **\$ 495.00**

D. Contract Price Adjustment	<b>SPECIAL DISCOUNT - Attending Ride &amp; Drive</b>	<b>\$ (400.00)</b>
E. Delivery Charges	<u>0 Miles @ \$1.50/mile</u>	<b>\$ -</b>
F. Total of A + B + C + D + E = F		<b>\$ 25,717.05</b>
G. Quantity Ordered <u>1</u> X F =		<b>\$ 25,717.05</b>
H. Administrative Fee		
I. Non-Equip Charges & Credits		
J. TOTAL PURCHASE PRICE INCLUDING ADMIN FEE		<b>\$ 25,717.05</b>

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING THE PURCHASE OF TWO (2) 2013 FORD INTERCEPTOR UTILITY POLICE PACKAGE VEHICLES FROM SAM PACKS FIVE STAR FORD THROUGH THE TEXAS MULTIPLE SCHEDULE CONTRACT PROGRAM (“TXMAS”) IN THE AMOUNT NOT TO EXCEED FIFTY ONE THOUSAND FOUR HUNDRED THIRTY FIVE DOLLARS (\$51,435) FOR THE CITY OF SACHSE POLICE DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sachse, Texas, pursuant to the authority granted by Chapter 271, Subchapter D, of the Texas Local Government Code, desires to participate in intergovernmental purchasing; and

**WHEREAS**, the City Council is of the opinion that participation in this program will be highly beneficial to the taxpayers of this City, through the anticipated savings to be realized through the intergovernmental purchase of products including municipal vehicles; and

**WHEREAS**, funding has been appropriated in the fiscal year 2012-2013 budget for the purchase of police vehicles.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:**

**SECTION 1.** That the City Council does hereby approve the use of cooperative purchasing through TXMAS to purchase:

One (1) 2013 Ford Interceptor Utility Police Package Vehicle .....	\$25,717.05
One (1) 2013 Ford Interceptor Utility Police Package Vehicle .....	\$25,717.05
TOTAL .....	\$51,434.10

from Sam Packs Five Star Ford per bid specifications and authorizes the City Manager to execute any documents necessary to complete this transaction.

**SECTION 2.** This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**DULY PASSED** and approved by the City Council of the City of Sachse, Texas, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF SACHSE, TEXAS

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Mike Felix, Mayor

ATTEST:

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Terry Smith, City Secretary



Legislation Details (With Text)

<b>File #:</b>	12-1136	<b>Version:</b>	1	<b>Name:</b>	Combined Code Adoption
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	10/1/2012	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	10/15/2012	<b>Final action:</b>		<b>Final action:</b>	

**Title:** Consider an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 3 "Building Regulations" by amending Section 3-1 "International Building Code" to adopt the provisions of the 2009 Edition of the International Building Code with amendments; by amending Section 3-1.1 "International Residential Code" to adopt the provisions of the 2009 Edition of the International Residential Code with amendments; by amending Section 3-1.2 "International Energy Conservation Code" to adopt the provisions of the 2009 Edition of the International Energy Conservation Code with amendments; by amending Section 3-2 "International Plumbing Code" to adopt the provisions of the 2009 Edition of the International Plumbing Code with amendments; by amending Section 3-3 "International Mechanical Code" to adopt the provisions of the 2009 Edition of the International Mechanical Code with amendments; by amending Section 3-4 "National Electrical Code" to adopt the provisions of the 2008 Edition of the National Electrical Code" with amendments; by amending Section 3-22 "International Fuel Gas Code" to adopt the provisions of the 2009 Edition of the International Fuel Gas Code with amendments; by amending Chapter 3 "Building Regulations" by amending Section 3-23 "International Property Maintenance Code" to adopt the provisions of the 2009 Edition of the International Property Maintenance Code with amendments and to adopt Appendix A; by amending Chapter 5 "Fire protection" by amending Section 5-1 "International Fire Code" to adopt the provisions of the 2009 Edition of the International Fire Code with amendments and adopting Appendices B, C, D, I and J; 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.

Executive Summary

Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the 2009 Editions of the International Codes and the 2008 Edition of the National Electrical Code, and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG) and those recommended by Staff. A draft ordinance to adopt the 2009 Editions of the International Codes and the 2008 Edition of the National Electrical Code and amendments to the codes has been prepared and has been attached for the City Council's consideration and approval.

Sponsors:

Indexes:

**Code sections:** Sec. 3-1. - International Building Code., Sec. 3-1.1. - International Residential Code., Sec. 3-1.2. - International Energy Conservation Code., Sec. 3-2. - International Plumbing Code., Sec. 3-22. - International Fuel Gas Code., Sec. 3-23. - International Property Maintenance Code., Sec. 3-3. - International Mechanical Code., Sec. 3-4. - National Electrical Code., Sec. 5-1. - International Fire Code.

- Attachments:** [ATTACHMENT 1 - Ordinance - Building Codes.pdf](#)  
[ATTACHMENT 2 - 2009 IBC Report.pdf](#)  
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## Title

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## Background

In May of 2005, the City of Sachse adopted the 2003 International Codes and the 2002 National Electrical Code for regulating the construction practices of commercial and residential structures. The 2009 International Codes and the 2008 National Electrical Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures within the built environment. The recommended code amendments from NCTCOG are to help to ensure clarity within the code, to be consistent with regional practices of the construction industry and to make certain that

State and Federal requirements are met. The code amendments reflect the increasing demand for additional safeguards in the ever-evolving construction environment, with respect to the construction practices and the addition of new construction materials and methods. Many neighboring municipalities have either already adopted the 2009 International Codes and the 2008 National Electrical Code or are in the process of adopting the codes.

#### Policy Considerations

In past presentations to City Council of the code adoption process, Staff introduced amendments recommended by NCTCOG that were added and considered new to this code cycle. Staff also presented recommended changes to the codes that were contradictory to the City of Sachse Code of Ordinances. Attachment 1 shows all of the amended sections pertaining to the 2009 International Codes and the 2008 National Electrical Code, those recommended by both NCTCOG and Staff.

#### Staff Recommendations

Staff recommends the City Council to approve an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 3 "Building Regulations" by amending Section 3-1 "International Building Code" to adopt the provisions of the 2009 Edition of the International Building Code with amendments; by amending Section 3-1.1 "International Residential Code" to adopt the provisions of the 2009 Edition of the International Residential Code with amendments; by amending Section 3-1.2 "International Energy Conservation Code" to adopt the provisions of the 2009 Edition of the International Energy Conservation Code with amendments; by amending Section 3-2 "International Plumbing Code" to adopt the provisions of the 2009 Edition of the International Plumbing Code with amendments; by amending Section 3-3 "International Mechanical Code" to adopt the provisions of the 2009 Edition of the International Mechanical Code with amendments; by amending Section 3-4 "National Electrical Code" to adopt the provisions of the 2008 Edition of the National Electrical Code" with amendments; by amending Section 3-22 "International Fuel Gas Code" to adopt the provisions of the 2009 Edition of the International Fuel Gas Code with amendments; by amending Chapter 3 "Building Regulations" by amending Section 3-23 "International Property Maintenance Code" to adopt the provisions of the 2009 Edition of the International Property Maintenance Code with amendments and to adopt Appendix A; by amending Chapter 5 "Fire protection" by amending Section 5-1 "International Fire Code" to adopt the provisions of the 2009 Edition of the International Fire Code with amendments and adopting Appendices B, C, D, I and J; 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.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 “BUILDING REGULATIONS” BY AMENDING SECTION 3-1 “INTERNATIONAL BUILDING CODE” TO ADOPT THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE WITH AMENDMENTS; BY AMENDING SECTION 3-1.1 “INTERNATIONAL RESIDENTIAL CODE” TO ADOPT THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS; BY AMENDING SECTION 3-1.2 “INTERNATIONAL ENERGY CONSERVATION CODE” TO ADOPT THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS; BY AMENDING SECTION 3-2 “INTERNATIONAL PLUMBING CODE” TO ADOPT THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL PLUMBING CODE WITH AMENDMENTS; BY AMENDING SECTION 3-3 “INTERNATIONAL MECHANICAL CODE” TO ADOPT THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS; BY AMENDING SECTION 3-4 “NATIONAL ELECTRICAL CODE” TO ADOPT THE PROVISIONS OF THE 2008 EDITION OF THE NATIONAL ELECTRICAL CODE” WITH AMENDMENTS; BY AMENDING SECTION 3-22 “INTERNATIONAL FUEL GAS CODE” TO ADOPT THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS; BY AMENDING CHAPTER 3 “BUILDING REGULATIONS” BY AMENDING SECTION 3-23 “INTERNATIONAL PROPERTY MAINTENANCE CODE” TO ADOPT THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS AND TO ADOPT APPENDIX A; BY AMENDING CHAPTER 5 “FIRE PROTECTION” BY AMENDING SECTION 5-1 “INTERNATIONAL FIRE CODE” TO ADOPT THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL FIRE CODE WITH AMENDMENTS AND ADOPTING APPENDICES B, C, D, I AND J; 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.**

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

**SECTION 1.** That Chapter 3 titled “Building Regulations” of the City of Sachse Code of Ordinances be, and the same is hereby amended, by amending Section 3-1 titled “International Building Code” to read as follows:

“Chapter 3

**BUILDING REGULATIONS**

**Sec. 3-1. International Building Code.**

A. *Adoption.* The International Building Code, 2009 edition, a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Building Code of the City of Sachse, the same as though such code were copied in full herein.

B. *Amendments to the International Building Code, 2009 Edition.* The following sections of the International Building Code, 2009 Edition, are hereby amended to read as follows:

- (1) Section 101.4; change 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.

- (2) Section 101.4.7; add the following:

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

- (3) Section 103 and 103.1 amend to insert the Department Name

**SECTION 103**

**BUILDING INSPECTION DEPARTMENT CITY OF SACHSE**

103.1 Creation of enforcement agency. The Building Inspection Department City of Sachse is hereby created and the official in charge thereof shall be known as the building official.

- (4) Section 105.2 {Work exempt from building permit}; change to read as follows:

**Building:**

1. {delete in its entirety}
2. {delete in its entirety}
3. {delete in its entirety}
4. {delete in its entirety}
5. {delete in its entirety}
6. {delete in its entirety}
10. {delete in its entirety}
12. {delete in its entirety}

- (5) Section 109; add Section 109.7 to read as follows:

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

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

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

- (6) Section 109; add Section 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:

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.

- (7) Section 202; amend definition of Ambulatory Health Care Facility and Fire Watch as follows:

[B] AMBULATORY HEALTH 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. This group may include but not be limited to the following:

- Dialysis centers

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

(8) Section 202; amend definition to read as follows:

**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.

(9) Section 304.1; add the following to the list of occupancies:

Fire stations  
Police stations with detention facilities for 5 or less

(10) Section 307.1; add the following to Exception 4:

4. Cleaning establishments... {text unchanged} ...with Section 712, or both.  
See also IFC chapter 12, Dry Cleaning Plant provisions.

(11) Section 310.1; amend second paragraph under R-3 as follows:

Adult care and child care facilities with 5 or fewer unrelated persons that are within a single-family home are permitted to comply with the International Residential Code.

(12) Section 403.1, Exception 3; change to read as follows:

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

(13) Section 403.3, Exception; delete item 2.

(14) Section 404.1.1; change definition of "Atrium" as follows:

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

(15) Section 404.5; delete Exception.

(16) Section 406.1.2; add item 3 to read as follows:

3. 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).

- (17) Section 406.6.1; add a second paragraph to read as follows:

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.

- (18) Section 506.2.2; add a sentence to read as follows:

506.2.2 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.

- (19) Section 508.2.5, add a sentence at the end of paragraph:

508.2.5 Separation of incidental accessory occupancies. The incidental accessory occupancies listed in Table 508.2.5 shall be separated from the remainder of the building or equipped with an automatic fire-extinguishing system, or both, in accordance with Table 508.2.5. An incidental accessory occupancy shall be classified in accordance with the occupancy of that portion of the building in which it is located.

{Exception unchanged}

- (20) Section 708.2, Exception 7; amend items 7.3 and delete items 7.4 and 7.5 and renumber items 7.6 and 7.7 to 7.4 and 7.5 respectively:

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 1022.1.

7.3. Is not concealed within the building construction of a wall or a floor/ceiling assemble.

7.4. Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.

7.5. Is limited to the same smoke compartment.

- (21) Section 903.1.1; change to read as follows:

[F] 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic

sprinkler protection where recognized by the applicable standard, or as approved by the fire code official.

- (22) Section 903.2; change to read as follows:

[F] 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Section 903.2.1 through 903.2.12. Automatic sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating “ELEVATOR MACHINERY – NO STORAGE ALLOWED”.

Exception: {text of exception deleted}

- (23) Section 903.2.9; add Section 903.2.9.3 to read as follows:

[F] 903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

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

- (24) Section 903.2.11; amend 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

[F] 903.2.11.3 Buildings 35 feet or more 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, that is located 35 feet (10 668 mm) or more above the lowest level of fire department vehicle access.

Exceptions:

1. {delete in its entirety}
2. Open parking structures in compliance with Section 406.3 of the International Building Code.
3. {delete in its entirety}
4. {text of Sections 903.2.11.4 through 903.2.11.6 unchanged}

[F] 903.2.11.7 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.

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

[F] 903.2.11.9 Buildings Over 6,000 square feet (557.5 m<sup>2</sup>). An automatic sprinkler system shall be installed throughout all buildings with a building area over 6,000 square feet (557.5 m<sup>2</sup>). For the purpose of this provision, fire walls shall not define separate buildings.

Exception:

1. Open parking garages in compliance with Section 406.3 of the International Building Code.

(25) Section 903.3.1.1.1; change to read as follows:

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

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. {delete in its entirety}
5. Elevator machine rooms, machinery spaces, and hoistways.

(26) Section 903.3.1.3; add the following:

[F] 903.3.1.3 NFPA 13D sprinkler systems. Where allowed, automatic sprinkler systems installed in one- and two-family dwellings and townhouses shall be installed throughout in accordance with NFPA 13D or in accordance with state law.

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

[F] 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.

- (28) Section 903.4; add a second paragraph after the exceptions to read as follows:

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

- (29) 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.

- (30) Section 903.6; add Section 903.6.3 to read as follows:

[F] 903.6.3 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 of the International Fire Code.

- (31) Section 905.2; change to read as follows:

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

- (32) Section 905.3; add Section 905.3.8 with exception to read as follows:

[F] 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.

- (33) 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 text unchanged}.

(34) Section 905.4; add the following item 7:

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at 200 feet (60 960 mm) intervals along major corridors thereafter.

(35) 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.

(36) Section 906.1 {Where required}; change Exception to item 1 as follows:

Exception: In R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

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

[F] 907.1.4 Design Standards. All alarm systems, new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building, compliance is required within 18 months of permit application.

(38) Section 907.2.1; change to read as follows:

[F] 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group A occupancies 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. Activation of fire alarm notification appliances shall:

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

Stop any conflicting or confusing sounds and visual distractions.

{exception unchanged}

- (39) Section 907.2.3; change to read as follows:

[F] 907.2.3 Group E. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100 feet (30 480 mm) 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.

- (40) Section 907.2.3; change exception 1 and add exception 1.1 to read as follows:

Exceptions:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 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 1/2 or less years of age, see Section 907.2.6.)

{remaining exceptions unchanged}

- (41) Section 907.2.13; change to read as follows:

[F] 907.2.13 High-rise buildings. Buildings with a floor used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

- (42) Section 907.2.13, Exception 3; change to read as follows:

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code, 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.

(43) Section 907.5.2; add Section 907.5.2.4 to read as follows:

[F] 907.5.2.4 Type. Manual alarm initiating devices shall be an approved double action type.

(44) Section 907.7.1; add Section 907.7.1.1 to read as follows:

[F] 907.7.1.1 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 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 10-feet of the suppression system device.

(45) Section 907.6.5; add Section 907.6.5.2 to read as follows:

[F] 907.6.5.2 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.

(46) Section 910.1; change 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 not be required within these areas. Automatic smoke and heat vents are prohibited.

(47) Section 910.2; add Section 910.2.3 with exceptions and 910.2.4 to read as follows:

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

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

Exceptions:

1. 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.

910.2.4 Exit access travel distance increase. Buildings and portions thereof used as a Group F-1 or S-1 occupancy where the maximum exit access travel distance is increased in accordance with Section 1016.3.

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

Group H, F-1 and S-1

- (49) Section 910.3.2.2; add 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.

- (50) Section 912.2; add Section 912.2.3 to read as follows:

[F] 912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet (30 480 mm) of the fire department connection as the fire hose lays.

- (51) Section 913.1; add second paragraph and exception to read as follows:

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

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

- (52) Section 1004.1.1 {Areas without fixed seating}; delete exception:

Exception {delete in its entirety}

- (53) Section 1007.1; add the following Exception 4:

Exceptions:

{previous exceptions unchanged}

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

- (54) Section 1008.1.9.3; Locks and Latches; add condition as follows:

1008.1.9.3, Locks and latches. Locks and latches shall... {text unchanged}...any of the following exists:

{text of conditions 1 through 3 unchanged}

3.1 Where egress doors are used in pairs and positive latching is required, approved automatic flush bolts shall be permitted to be used, provided that both leaves achieve positive latching regardless of the closing sequence and the door leaf having the automatic flush bolts has no doorknobs or surface mounted hardware.

{text of conditions 4 and 5 unchanged}

- (55) Section 1008.1.9.4; amend exceptions 3 and 4 as follows:

Exceptions: {Text of Exceptions 1 and 2 unchanged}

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy, {remaining text unchanged}
4. Where a pair of doors serves a Group B, F, M or S occupancy, {remaining text unchanged}

- (56) Section 1008.1.9.8; change to read as follows:

1008.1.9.8 Electromagnetically locked egress doors. Doors in the means of egress that are not otherwise required to have panic hardware in buildings with an occupancy in Group A, B, E, I-1, I-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, M, R-1 or R-2 shall be permitted to be

electromagnetically locked if equipped with listed hardware that incorporates a built-in switch and meet the requirements below: {remaining text unchanged}

- (57) Section 1015; add new section 1015.7 to read as follows:

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

- (58) Section 1016; add new section 1016.3 to read as follows:

1016.3. Roof Vent Increase. In buildings that are one story in height, equipped with automatic heat and smoke roof vents complying with Section 910 and equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the maximum exit access travel distance shall be 400 feet for occupancies in Group F-1 or S-1.

- (59) Section 1018.1; add exception 5 to read as follows:

{previous text unchanged}

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.

- (60) Section 1018.6; amend to read as follows:

1018.6, Corridor Continuity. All corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms.

{Exception unchanged}

- (61) Section 1022.1; add exceptions 8 and 9 to read as follows:

{previous text unchanged}

8. In other than occupancy Groups H and I, a maximum of 50 percent of egress stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnected floors shall not be open to other floors.

9. In other than occupancy Groups H and I, interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required

to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall not be open to other stories.

- (62) Section 1022.9; amend section to read as follows:

1022.9. Smokeproof enclosures and pressurized stairways. In buildings required to comply with Section 403 or 405, each of the exit enclosures serving a story with a floor service not more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access or more than 30 feet (9 144 mm) below... {remaining text unchanged}

- (63) Section 1024.1; change to read as follows:

1024.1; General. Approved luminous egress path markings delineating the exit path shall be provided in buildings of Groups A, B, E, I, M and R-1 having occupied floors located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access in accordance with... {Remaining text unchanged}.

- (64) Section 1026.6; amend exception 4 to read as follows:

Exceptions: {Exceptions 1 through 3 unchanged}

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

- (65) Section 1101.2; add an exception to read as follows:

Exception: 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 this Chapter.

- (66) Table 1505.1; replace footnotes b and c with the following:

- b. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 square feet of projected roof area. When exceeding 120 square feet of projected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.

- (67) Section 1505.7; delete the section.

- (68) Section 1510.1; add a sentence to 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.

{text of exception unchanged}

(69) Section 2308.4; add Section 2308.4.3 to read as follows:

2308.4.3 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.

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

[P] 2901.1 Scope. The provisions of this chapter and the... {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.

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

[P] 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 official. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.

(72) Section 2902.2; change Exception 3 as follows:

3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

(73) Section 3006.1; add Section 3006.1 to read as follows and renumber remaining sections:

3006.1 General. Elevator machine rooms shall be provided.

{Renumber remaining sections.}

(74) Section 3006.5; add a sentence to read as follows:

[F] 3006.5. Machine Rooms: {text unchanged}... Storage shall not be allowed within the elevator machine room. Provide approved signage at each entry door to the elevator machine room stating “Elevator Machinery – No Storage Allowed”.

(75) Section 3109.1; change to read as follows:

3109.1 General. Swimming pools shall comply with the requirements of this section and other applicable sections of this code as well as also complying with applicable State Laws.”

**SECTION 2.** That Chapter 3 titled “Building Regulations” of the City of Sachse Code of Ordinances be, and the same is hereby amended, by amending Section 3-1.1 titled “International Residential Code” to read as follows:

**“Sec. 3-1.1 International Residential Code.**

A. *Adoption* The International Residential Code, 2009 edition, a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Residential Code of the City of Sachse, the same as though such code were copied in full herein.

B. *Amendments to the International Residential Code, 2009 Edition.* The following sections of the International Residential Code, 2009 Edition, are hereby amended to read as follows:

- (1) Section R101.1; Insert jurisdiction name as follows:

R101.1 Title. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Sachse, Texas hereinafter referred to as "this code."

- (2) Section R102.4; change to read as follows:

R102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Exception: Where enforcement ... {remainder of text unchanged}...

- (3) Section 105.2; change to read as follows:

Section 105.2 Work exempt from building permit.

Building:

1. 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 (11.15 m<sup>2</sup>).
2. Fences not over 2.5 feet (762 mm) high.
5. {delete in its entirety}
10. {delete in its entirety}

- (4) Section R108.7; add Section 108.7 to read as follows:

R108.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;

3. 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 and/or,
7. Violations exist on the property including failure to maintain erosion control, trash control or tree protection.
8. Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

(5) Section R109.1.3; change to read as follows:

R109.1.3 Floodplain inspections. For construction permitted in areas prone to flooding as established by Table R301.2(1), upon . . . {text unchanged} . . . construction, the building official may require submission . . . {text unchanged}.

(6) Section R110 (R110.1 through R110.5); delete the section.

(7) Section R112.2.1 & R112.2.2; delete the sections.

(8) Section R202; change definition of "Townhouse" to read as follows:

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>f</sup>
	SPEED <sup>d</sup> (mph)	Topographic Effects <sup>k</sup>	
5 lb/ft <sup>2</sup>	90 (3-sec-gust)/76 fastest mile	No	A

SUBJECT TO DAMAGE FROM		
Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>
moderate	6"	very heavy

WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDER-LAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
22°F	No	local code	69°F	64.9°F

{No change to footnotes}

- (10) Section R302.2, Exception; change to read as follows:

Exception: A common two-hour fire-resistance-rated wall assembly, or one-hour fire-resistance-rated wall assembly when equipped with a sprinkler system...  
{remainder unchanged}

- (11) Section R302.2.4, Exception 5; change to read as follows:

Exception: {previous exceptions unchanged}

5. Townhouses separated by a common two-hour fire-resistance-rated wall, or one-hour fire resistant rated wall when equipped with an automatic sprinkler system, {remainder unchanged}

- (12) Section R302.3; add Exception #3 to read as follows:

Exceptions:

1. {existing text unchanged}
2. {existing text unchanged}
3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

- (13) Section R302.5.2; change to read as follows:

R302.5.2 Duct penetration. Ducts in the garage... {text unchanged} ...and shall have no openings into the garage and shall be protected as required by Section 302.11, Item 4.

- (14) Section R302.5.3; amend the section as follows:

R302.5.3 Other penetrations. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

- (15) Section R302.7; change to read as follows:

R302.7 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8-inch (15.8 mm) fire-rated gypsum board or one-hour fire-resistive construction.

- (16) Section R303.3, Exception; change to read as follows:

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system, complying with one of the following, are provided.

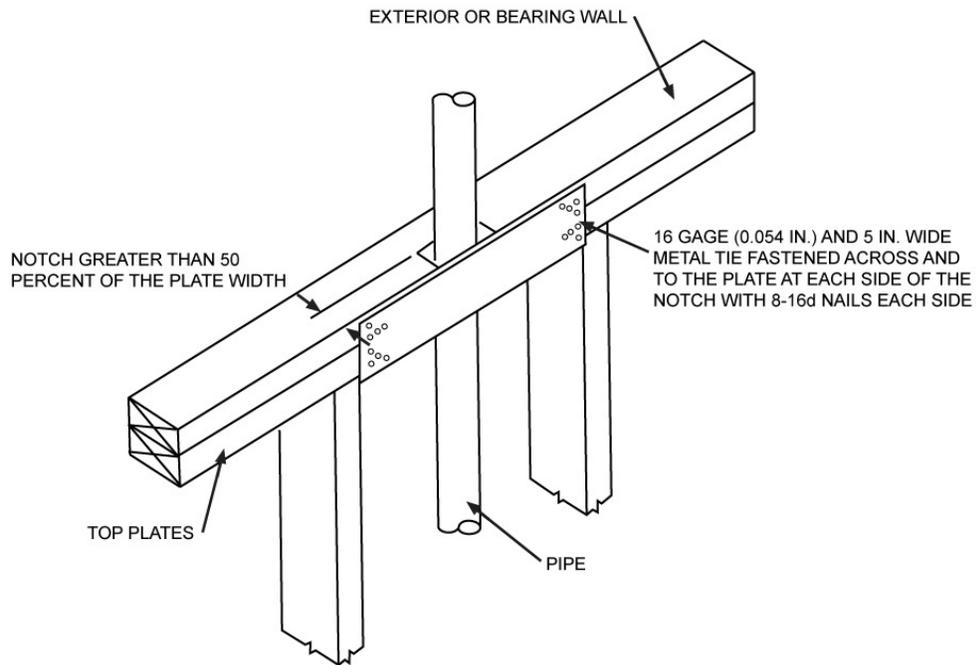
1. The minimum ventilation rates shall be 50 cfm (24 L/s) for intermittent ventilation or 20 cfm (10 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
2. Bathrooms that contain only a water closet, a lavatory, or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

- (17) Section R313.2; delete.

- (18) Section 602.6.1; amend the following:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1.

- (19) Figure R602.6.1; delete the figure and insert the following figure:



For SI: 1 inch = 25.4 mm

FIGURE R602.6.1  
TOP PLATE FRAMING TO ACCOMMODATE PIPING

(20) Section R703.7.4.1; add a second paragraph to read as follows:

In stud framed exterior walls, all ties shall be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

(21) Section R902.1; Amend and add exception #3 to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. Classes A, B and C roofing required by this section...{remainder unchanged}.

Exceptions:

1. {text unchanged}
2. {text unchanged}
3. Non-classified roof coverings shall be permitted on one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>).

(22) Section R907.1; add a sentence to read as follows:

R907.1 General. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9. All individual replacement shingles or shakes shall comply with Section R902.1, {Exception unchanged}

(23) Section N1101.2; add Section N1101.2.2 to read as follows:

N1101.2.2 Compliance software tools. Software tools used to demonstrate energy code compliance utilizing the UA alternative approach shall be approved by the building official. The PNL program REScheck™ is not acceptable for residential compliance.

Exception: When REScheck™ “UA Trade-off” compliance approach or the UA Alternate compliance approach method is used, the compliance certificate must demonstrate that the maximum glazed area does not exceed 15% of the conditioned floor area.

(24) Section N1102.1; change to read as follows:

N1102.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table N1102.1 based on the climate zone specified in Table N1101.2. The use of Tables N1102.1 and N1102.1.2 are limited to a maximum glazing area of 15% window area to floor area ratio.

(25) Section N1102.2.12; add Section N1102.2.12 to read as follows:

N1102.2.12. Insulation installed in walls. Insulation batts installed in walls shall be totally surrounded by an enclosure on all sides consisting of framing lumber,

gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.

- (26) Section M1305.1.3; change to read as follows:

M1305.1.3 Appliances in attics. Attics containing appliances requiring access shall be provided . . . {bulk of paragraph unchanged} . . . sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger and large enough to allow removal of the largest appliance. As a minimum, access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lbs (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu items 1, 2, and 3 with prior approval of the building official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
2. Where the passageway is unobstructed...{remaining text unchanged}

- (27) Section M1305.1.3.1; add text to read as follows:

M1305.1.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passage-way opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39. Low voltage wiring of 50 Volts or less shall be installed in a manner to prevent physical damage.

- (28) Section M1305.1.4.1; change to read as follows:

M1305.1.4.1 Ground clearance. Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending above the adjoining ground a minimum of 3 inches (76 mm). Appliances suspended from the floor shall have a clearance of not less than 6 inches (152 mm) above the ground.

- (29) Section M1305.1.4.3; add text to read as follows:

M1305.1.4.3 Electrical requirements. A luminaire controlled by a switch located at the required passage-way opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39. Low voltage wiring of 50 Volts or less shall be installed in a manner to prevent physical damage.

(30) Section M1307.3.1; delete.

(31) Section M1411.3; change to read as follows:

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

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

M1411.3.1 Auxiliary and secondary drain systems. {bulk of paragraph unchanged}

1. {text unchanged}

2. {text unchanged}

3. An auxiliary drain pan... {bulk of text unchanged}... with Item 1 of this section. A water level detection device may be installed only with prior approval of the building official.

4. A water level detection device... {bulk of text unchanged}... overflow rim of such pan. A water level detection device may be installed only with prior approval of the building official.

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

M1411.3.1.1 Water-level monitoring devices. On down-flow units ...{bulk of text unchanged}... installed in the drain line. A water level detection device may be installed only with prior approval of the building official.

(34) Section M1501; add new Section M1501.2 to read as follows:

M1501.2 Material and size. Exhaust ducts shall have a smooth interior finish and shall be constructed of metal a minimum 0.016-inch (0.4mm) thick. The exhaust duct size shall be 4 inches (102 mm) nominal in diameter. Duct size shall not be reduced along its developed length or at termination.

(35) Section M1501; add new Section M1501.3 to read as follows:

M1501.3 Specified length. The maximum length of the exhaust duct shall be 35 feet (10668 mm) from the connection to the transition duct from the appliance to

the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table M1502.4.4.1.

- (36) Section M2005.2; change to read as follows:

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

- (37) Section G2408.3 (305.5); delete.

- (38) Section G2412.5 (401.5); add a second paragraph to read as follows:

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING  
1/2 to 5 psi gas pressure  
Do Not Remove"

- (39) Section G2413.3 (402.3); add an exception to read as follows:

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EDH).

- (40) Section G2415.10 (404.10); change to read as follows:

G2415.10 (404.10) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade.

- (41) Section G2415.10.1 (404.10.1); delete.

- (42) Section G2417.1 (406.1); change to read as follows:

G2417.1 (406.1) General. Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this

code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

- (43) Section G2417.4; change to read as follows:

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

- (44) Section G2417.4.1; change to read as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be not less than 3 psig (20 kPa gauge), or at the discretion of the Building Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, gauges shall utilize a dial with a minimum diaphragm diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi.

For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

- (45) Section G2417.4.2; change to read as follows:

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

- (46) Section G2420.1 (406.1); add Section G2420.1.4 to read as follows:

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

- (47) Section G2420.5.1 (409.5.1); add text to read as follows:

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve ...{bulk of paragraph unchanged}... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

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

G2421.1 (410.1) Pressure regulators. A line pressure regulator shall be ... {bulk of paragraph unchanged}... approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

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

- (49) Section G2422.1.2.3 (411.1.3.3); delete Exception 1 and Exception 4.

- (50) Section G2439.5 (614.6); change text to read as follows:

G2439.5 (614.6) Domestic clothes dryer exhaust ducts. Exhaust ducts for domestic clothes dryers shall conform to the requirements of Sections G2439.5.1 through G2439.5.7. The size of duct shall not be reduced along its developed length nor at the point of termination.

- (51) Section G2445.2 (621.2); add Exception to read as follows:

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

Exception: Existing approved unvented room heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Building Official unless an unsafe condition is determined

to exist as described in International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

- (52) Section G2448.1.1 (624.1.1); change to read as follows:

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

- (53) Section P2503.6; change to read as follows:

P2503.6 Shower liner test. Where shower floors and receptors are made water tight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. The pipe from the shower drain shall be plugged water tight for the test. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.

- (54) Section P2603.6.1; change to read as follows:

P2603.6.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

- (55) Section P2709.2; add Exception to read as follows:

Exception: Showers designed to comply with ICC/ANSI A117.1.

- (56) Section P2801.6; add Exception to read as follows:

Exceptions:

1. Elevation of the ignition source is not required for water heaters that are listed as flammable vapor resistant and for installation without elevation.
2. Electric Water Heater.

- (57) Section P2902.5.3; change to read as follows:

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

system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

- (58) Section P3005.2.6; change to read as follows:

P3005.2.6 Upper Terminal. Each horizontal drain shall be provided with a cleanout at its upper terminal.

Exception: Cleanouts may be omitted on a horizontal drain less than five (5) feet (1524 mm) in length unless such line is serving sinks or urinals.

- (59) Section P3111; delete.

- (60) Section P3112.2; delete and replace with the following:

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drainboard shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

- (61) Section Appendix G; add Appendix G.

Appendix G, Swimming Pools, Spas and Hot Tubs.”

**SECTION 3.** That Chapter 3 titled “Building Regulations” of the City of Sachse Code of Ordinances be, and the same is hereby amended, by amending Section 3-1.2 titled “International Energy Conservation Code” to read as follows:

**“Sec. 3-1.2 International Energy Conservation Code.**

A. *Adoption.* The International Energy Conservation Code, 2009 edition, a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Energy Code of the City of Sachse, the same as though such code were copied in full herein.

B. *Amendments to the International Energy Conservation Code, 2009 Edition.* The following sections of the International Energy Conservation Code, 2009 Edition, are hereby amended to read as follows:

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

101.1 Title. This code shall be known as the International Energy Conservation Code of the City of Sachse, Texas, and shall be cited as such. It is referred to herein as “this code”.

- (2) Section 103.1; add Section 103.1.1 to read as follows:

103.1.1 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

- (3) Section 202; add the following definition:

GLAZING AREA. Total area of the glazed fenestration measured using the rough opening and including sash, curbing or other framing elements that enclose conditioned space. Glazing area includes the area of glazed fenestration assemblies in walls bounding conditioned basements. For doors where the daylight opening area is less than 50 percent of the door area, the glazing area is the daylight opening area. For all other doors, the glazing area is the rough opening area for the door including the door and the frame.

- (4) Section 401.2, Item 1; change to read as follows:

1. Sections 402.1 through 402.3, 403.2.1 and 404.1 (prescriptive) and the use of Tables 402.1.1 and 402.1.3 are limited to a maximum glazing area of 15% window area to floor area ratio; or

2. {language unchanged}

- (5) Section 402.2; Add Section 402.2.12 to read as follows:

Section 402.2.12 Insulation installed in walls. Insulation batts installed in walls shall be totally surrounded by an enclosure on all sides consisting of framing

lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.

- (6) Section 402.4.3; delete the section.
- (7) Section 405.4.1; add the following sentence to the end of paragraph:

RemRate<sup>TM</sup>, Energy Gauge<sup>TM</sup>, and IC3 are deemed acceptable performance simulation programs.

...”

**SECTION 4.** That Chapter 3 titled “Building Regulations” of the City of Sachse Code of Ordinances be, and the same is hereby amended, by amending Section 3-2 titled “International Plumbing Code” to read as follows:

**“Sec. 3-2. International Plumbing Code.**

A. *Adoption.* The International Plumbing Code, 2009 edition, a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Plumbing Code of the City of Sachse, the same as though such code were copied in full herein.

B. *Amendments to the International Plumbing Code, 2009 Edition.* The following sections of the International Plumbing Code, 2009 Edition, are hereby amended to read as follows:

- (1) Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the International Plumbing Code of the City of Sachse, Texas, hereinafter referred to as “this code”.

- (2) Table of Contents, Chapter 7, Section 714; change to read as follows:

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- (3) Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 13 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

- (4) Sections 106.6.2 and 106.6.3; change to read as follows:

106.6.2 Fee schedule. The fees for all plumbing work shall be as adopted by resolution of the governing body of the jurisdiction.

106.6.3 Fee Refunds. The code official shall establish a policy for authorizing the refunding of fees. {Delete balance of section}

- (5) Section 305.6.1; change to read as follows:

305.6.1 Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

- (6) Section 305.9; change to read as follows:

305.9 Protection of components of plumbing system. Components of a plumbing system installed within 3 feet (914 mm) along alleyways, driveways, parking garages or other locations in a manner in which they would be exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

- (7) Section 310.4; delete.

- (8) Section 310.5; delete.

- (9) Sections 312.10.1 and 312.10.2; change to read as follows:

312.10.1 Inspections. Annual inspections shall be made of all backflow prevention assemblies and air gaps to determine whether they are operable. In the absence of local provisions, the owner is responsible to ensure that testing is performed.

312.10.2 Testing. Reduced pressure principle backflow preventer assemblies, double check-valve assemblies, pressure vacuum breaker assemblies, reduced pressure detector fire protection backflow prevention assemblies, double check detector fire protection backflow prevention assemblies, hose connection backflow preventers, and spill-proof vacuum breakers shall be tested at the time of installation, immediately after repairs or relocation and at least annually. The testing procedure shall be performed in accordance with applicable local provisions. In the absence of local provisions, the owner is responsible to ensure that testing is done in accordance with one of the following standards:

{List of standards unchanged}

- (10) Section 314.2.1; change to read as follows:

314.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. ... {Text unchanged}... Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance.

- (11) Section 314.2.2; change to read as follows:

314.2.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polyethylene, ABS, CPVC, PVC or schedule 80 PVC pipe or tubing when exposed to ultra violet light. All components shall be selected for the pressure, and temperature and exposure rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of Chapter 7 relative to the material type. Condensate waste and drain line size shall not be less than 3/4-inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 314.2.2. All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope.

- (12) Section 401.1; add a sentence to read as follows:

401.1 Scope. This chapter shall govern the materials, design and installation of plumbing fixtures, faucets and fixture fittings in accordance with the type of occupancy, and shall provide for the minimum number of fixtures for various types of occupancies. The provisions of this Chapter are meant to work in coordination with the provisions of the Building Code. Should any conflicts arise between the two chapters, the Code Official shall determine which provision applies.

- (13) Section 403.1; change to read as follows:

403.1 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 403.2.

3. Group E Occupancies: Shall be provided with fixtures as shown in Table 403.1.
4. Group R Occupancies: Shall be provided with fixtures as shown in Table 403.1.

It is recommended, but not required, that the minimum number of fixtures provided also comply with the number shown in Table 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

(14) Section 405.6; delete.

(15) Section 409.2; change to read as follows:

409.2 Water connection. The water supply to a commercial dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608.

(16) Section 410.1; change to read as follows:

410.1 Approval. Drinking fountains shall conform to ASME A112.19.1M, ASME A112.19.2M or ASME A112.19.9M, and water coolers shall conform to ARI 1010. Drinking fountains and water coolers shall conform to NSF 61, Section 9.

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

(17) Section 412.4; change to read as follows:

412.4 Required location. Floor drains shall be installed in the following areas.

1. In public coin-operated laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.

(18) Section 417.5; change to read as follows:

417.5 Shower floors or receptors. Floor surfaces shall be constructed of impervious, noncorrosive, nonabsorbent and waterproof materials.

Thresholds shall be a minimum of 2 inches (51 mm) and a maximum of 9 inches (229 mm), measured from top of the drain to top of threshold or dam. Thresholds shall be of sufficient width to accommodate a minimum twenty-two (22) inch (559 mm) door.

Exception: Showers designed to comply with ICC/ANSI A117.1.

- (19) Section 417.5.2; change to read as follows:

417.5.2 Shower lining. Floors under shower compartments, except where prefabricated receptors have been provided, shall be lined and made water tight utilizing material complying with Sections 417.5.2.1 through 417.5.2.5. Such liners shall turn up on all sides at least 3 inches (76 mm) above the finished threshold level and shall extend outward over the threshold and fastened to the outside of the threshold jamb. Liners shall be recessed and fastened to an approved backing so as not to occupy the space required for wall covering, and shall not be nailed or perforated at any point less than 1 inch (25 mm) above the finished threshold. Liners shall be pitched one-fourth unit vertical in 12 units horizontal (2-percent slope) and shall be sloped toward the fixture drains and be securely fastened to the waste outlet at the seepage entrance, making a water-tight joint between the liner and the outlet. The completed liner shall be tested in accordance with Section 312.9 and Section 417.7.

- (20) Section 417.7; add Section 417.7 to read as follows:

417.7 Test for shower receptors. Shower receptors shall be tested for water tightness by filling with water to the level of the rough threshold. The drain shall be plugged in a manner so that both sides of pans shall be subjected to the test at the point where it is clamped to the drain.

- (21) Section 419.3; change to read as follows:

419.3 Surrounding material. Wall and floor space to a point 2 feet (610 mm) in front of a urinal lip and 4 feet (1219 mm) above the floor and at least 2 feet (610 mm) to each side of the urinal shall be waterproofed with a smooth, readily cleanable, hard, nonabsorbent material.

- (22) Section 502.3; change to read as follows:

502.3 Water heaters installed in attics.

Attics containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559

mm) wide and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the water heater. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm) , or larger where such dimensions are not large enough to allow removal of the water heater.

(23) Section 502.6; Add Section 502.6 to read as follows:

502.6 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

502.6.1 Illumination and convenience outlet. Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 502.1.

(24) Section 504.6; change to read as follows:

504.6 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

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

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufacturer's installation instructions and installed with those instructions.

5. Discharge to an indirect waste receptor or to the outdoors. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Not terminate less than 6 inches (152 mm) or more than 24 inches (610 mm) above grade nor more than 6 inches (152 mm) above the waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.

(25) Section 604.4; add Section 604.4.1 to read as follows:

604.4.1 State maximum flow rate. Where the State mandated maximum flow rate is more restrictive than those of this section, the State flow rate shall take precedence.

(26) Section 606.1; delete items #4 and #5.

(27) Section 606.2; change to read as follows:

606.2 Location of shutoff valves. Shutoff valves shall be installed in the following locations:

1. On the fixture supply to each plumbing fixture other than bathtubs and showers in one- and two-family residential occupancies, and other than in individual sleeping units that are provided with unit shutoff valves in hotels, motels, boarding houses and similar occupancies.
2. On the water supply pipe to each appliance or mechanical equipment.

- (28) Section 608.1; change to read as follows:

608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to applicable local regulations, Table 608.1, and as specifically stated in Sections 608.2 through 608.16.10.

- (29) Section 608.16.5; change to read as follows:

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

- (30) Section 608.17; change to read as follows:

608.17 Protection of individual water supplies. An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. In the absence of other local regulations, installation shall be in accordance with Sections 608.17.1 through 608.17.8.

- (31) Section 610.1; add exception to read as follows:

610.1 General. New or repaired potable water systems shall be purged of deleterious matter and disinfected prior to utilization. The method to be followed shall be that prescribed by the health authority or water purveyor having jurisdiction or, in the absence of a prescribed method, the procedure described in either AWWA C651 or AWWA C652, or as described in this section. This requirement shall apply to "on-site" or "in-plant" fabrication of a system or to a modular portion of a system.

1. The pipe system shall be flushed with clean, potable water until dirty water does not appear at the points of outlet.
2. The system or part thereof shall be filled with a water/chlorine solution containing at least 50 parts per million (50 mg/L) of chlorine, and the system or part thereof shall be valved off and allowed to stand for 24 hours; or the system or part thereof shall be filled with a water/chlorine solution containing at least 200 parts per million (200 mg/L) of chlorine and allowed to stand for 3 hours.

3. Following the required standing time, the system shall be flushed with clean potable water until the chlorine is purged from the system.
4. The procedure shall be repeated where shown by a bacteriological examination that contamination remains present in the system.

Exception: With prior approval the Code Official may waive this requirement when deemed unnecessary by the Code Official.

- (32) Section 712.5; add Section 712.5 to read as follows:

712.5 Dual Pump System. All sumps shall be automatically discharged and, when in any “public use” occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

- (33) Section 714, 714.1; change to read as follows:

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ENGINEERED DRAINAGE DESIGN

714.1 Design of drainage system. The sizing, design and layout of the drainage system shall be permitted to be designed by approved design methods.

- (34) Section 802.4; add a sentence to the end of the paragraph to read as follows:

802.4 Standpipes. Standpipes shall be... {Text unchanged} ...drains for rodding. No standpipe shall be installed below the ground.

- (35) Section 904.1; change to read as follows:

904.1 Roof extension. All open vent pipes that extend through a roof shall be terminated at least six (6) inches (152 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

- (36) Section 906.1; delete Exception:

906.1 Distance of trap from vent. Each fixture trap shall have a protecting vent located so that the slope and the developed length in the fixture drain from the trap weir to the vent fitting are within the requirements set forth in Table 906.1.

- (37) Section 912.1; change to read as follows:

912.1 Type of fixture. A combination drain and vent system shall not serve fixtures other than floor drains, standpipes, and indirect waste receptors. Combination drain and vent systems shall not receive the discharge from a food waste grinder or clinical sink.

(38) Section 1002.10; delete.

(39) Section 1101.8; change to read as follows:

1101.8 Cleanouts required. Cleanouts shall be installed in the building storm drainage system and shall comply with the provisions of this code for sanitary drainage pipe cleanouts.

Exception: Subsurface drainage system.

(40) Section 1106.1; change to read as follows:

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches (152 mm) per hour rainfall rate.

(41) Section 1107.3; change to read as follows:

1107.3 Sizing of secondary drains. Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

(42) Section 1202.1; delete Exception 2.

C. *Cross Connection Control Program.* No water service connection shall be made to any establishment where a potential or actual contamination hazard exists unless the water supply is protected in accordance with the Texas Commission on Environmental Quality, formerly known as Texas Natural Resource Conservation Commission, Rules and Regulations for Public Water Systems (TCEQ Rules) and City ordinance. The water purveyor shall discontinue water service if a required backflow prevention assembly is not installed, maintained and tested in accordance with the TCEQ Rules and City ordinance.

D. *Backflow Prevention Assembly Installation, Testing and Maintenance.*

1. All backflow prevention assemblies shall be tested upon installation by a recognized backflow assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be operating

within specifications at least annually by a recognized backflow prevention assembly tester.

2. All backflow prevention assemblies shall be installed and tested in accordance with the manufacturer's instructions, the American Water Works Association's Recommended Practice for Backflow Prevention and Cross-Connection Control (Manual M14), or the University of Southern California Manual of Cross-Connection Control.
3. Assemblies shall be repaired, overhauled, or replaced at the expense of the customer whenever said assemblies are found to be defective. Original forms of such test, repairs, and overhaul shall be kept and submitted to the City of Sachse within five (5) working days of the test, repair or overhaul of each backflow prevention assembly.
4. No backflow prevention assembly or device shall be removed from use, relocated, or other assembly or device substituted without the approval of the City of Sachse. Whenever the existing assembly or device is moved from the present location or cannot be repaired, the backflow assembly or device shall be replaced with a backflow prevention assembly or device that complies with this section, the American Water Works Association's Recommended Practice for Backflow Prevention and Cross-Connection Control (Manual M14), current edition, or the University of Southern California Manual of Cross-Connection Control current edition, or the current plumbing code of the City of Sachse, whichever is more stringent.
5. Test gauges used for backflow prevention assembly testing shall be calibrated at least annually in accordance with the American Water Works Association's Recommended Practice for Backflow Prevention and Cross-Connection Control (Manual M14), current edition, or the University of Southern California Manual of Cross-Connection Control, current edition. The original calibration form must be submitted to the City of Sachse within five (5) working days after calibration.
6. A recognized backflow prevention assembly tester must hold a current endorsement from the Texas Commission on Environmental Quality.

E. *Customer Service Inspections.*

1. A customer service inspection shall be completed prior to providing continuous water service to all new construction, on any existing service when the water purveyor has reason to believe that cross-connections or other contaminant hazards exist, or after any material improvement, correction, or addition to the private water distribution facilities.
2. Only individuals with the following credentials shall be recognized as capable of conducting a customer service inspection.

- a. Plumbing Inspectors and Water Supply Protection Specialists that have been licensed by the Texas State Board of Plumbing Examiners.
  - b. Certified Waterworks Operators and members of other water related professional groups who have completed a training course, passed an examination administered by the Commission or its designated agent, and hold a current endorsement issued by the Commission.
3. The customer service inspection must certify that:
- a. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by a properly installed air gap or an appropriate backflow prevention assembly.
  - b. No cross-connection between the public water system and private water source exists. Where an actual properly installed air gap is not maintained between the public water supply and a private water supply, an approved reduced pressure-zone backflow prevention assembly is properly installed and a service agreement exists for annual inspection and testing by a recognized backflow prevention assembly tester.
  - c. No connection exists which allows water to be returned to the public drinking water supply is permitted.
  - d. No pipe or pipe fitting which contains more than 8% lead may be used for the installation or repair of plumbing at any connection that provides water for human use.
  - e. No solder or flux that contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection that provides water for human use. A minimum of one lead test shall be performed for each inspection.

F. *Enforcement.* If a person is convicted of one or more distinct violations, the Sachse Public Works Department shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a reconnection charge, and any other costs incurred by the City of Sachse in discontinuing service. In addition, suitable assurance must be given to the Sachse Public Works Department or Building Inspection Department that the same action shall not be repeated.

G. *Conflicting Ordinances.* In the event of a conflict between the provisions of the National Electrical Code and any provision of this section, or any other City ordinance, the provision of this section or any other City ordinance shall prevail. In the event of conflict between ordinances, the more stringent provisions shall prevail.

H. *Liability of the City.* Neither the City nor any of its agents, servants or employees shall have any liability to any person by reason of permits issued, decisions made, or inspections made concerning electrical service on private property.”

**SECTION 5.** That Chapter 3 titled “Building Regulations” of the City of Sachse Code of Ordinances be, and the same is hereby amended, by amending Section 3-3 titled “International Mechanical Code” to read as follows:

**“Sec. 3-3. International Mechanical Code**

A. *Adoption.* The International Mechanical Code, 2009 edition, a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Mechanical Code of the City of Sachse, the same as though such code were copied in full herein.

B. *Amendments to the International Mechanical Code, 2009 Edition.* The following sections of the International Mechanical Code, 2009 Edition, are hereby amended to read as follows:

- (1) Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Sachse, Texas, hereinafter referred to as “this code”.

- (2) Section 102.8; change to read as follows:

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

- (3) Section 304.6; delete.

- (4) Section 306.3; change to read as follows:

306.3 Appliances in attics. Attics containing appliances requiring access shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear

access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the Code Official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... {Remainder of section unchanged}

- (5) 306.5; change to read as follows:

306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access and appliances are installed on roofs or elevated structures at an aggregate height exceeding 16 feet (4877 mm), such access shall be provided by a permanent approved means of access. Permanent exterior ladders providing roof access need not extend closer than 12 feet (3658 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall . . . {language unchanged}. . . on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). ... {Remaining language unchanged}.

- (6) Section 306.5.1; change to read as follows:

306.5.1 Sloped roofs. Where appliances, equipment, fans or other components that require service are installed on roofs having slopes greater than 4 units vertical in 12 units horizontal and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches (406 mm) in width with substantial cleats spaced not more than 16 inches (406 mm) apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere

and shall comply with the loading requirements for guards specified in the International Building Code.

- (7) Section 306; add Section 306.6 to read as follows:

306.6 Water heaters above ground or floor. When the mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

306.6.1 Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 306.3.1.

- (8) Section 307.2.2; change to read as follows:

307.2.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC, PVC, or schedule 80 PVC pipe or tubing when exposed to ultra violet light. All components shall be selected for the pressure, temperature, and exposure rating of the installation. {Remaining language unchanged}

- (9) Section 307.2.3; amend item 2 to read as follows:

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

- (10) Section 403.2.1; add an item 5 to read as follows:

5. Toilet rooms within private dwellings that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

- (11) Section 501.2; add an exception to read as follows:

501.2 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified in Section 501.2.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.
3. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

(12) Section 504.6; add a sentence at the end of the paragraph to read as follows:

504.6 Domestic clothes dryer ducts. Exhaust ducts for domestic clothes dryers shall conform to the requirements of Sections 504.6.1 through 504.6.7. The size of duct shall not be reduced along its developed length nor at the point of termination.

(13) Section 607.5.1; change to read as follows:

607.5.1 Fire Walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 705.11 of the International Building Code shall be protected with listed fire dampers installed in accordance with their listing. For hazardous exhaust systems see Section 510.1 through 510.9.

C. *Conflicting Ordinances.* In the event of a conflict between the provisions of the International Mechanical Code and any provision of this section, or any other City ordinance, the provisions of this ordinance or any other City ordinance shall prevail. In the event of conflict between ordinances, the most stringent provision shall prevail.

D. *Liability of the City.* Neither the City nor any authorized agent acting under the terms of this section shall be liable or have any liability to reason of orders issued or work done in compliance with the terms of this section.”

**SECTION 6.** That Chapter 3 titled “Building Regulations” of the City of Sachse Code of Ordinances be, and the same is hereby amended, by amending Section 3-4 titled “National Electrical Code” to read as follows:

“**Sec. 3-4. National Electrical Code.**

A. *Adoption.* The National Electrical Code, 2008 edition, a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Electrical Code of the City of Sachse, the same as though such code were copied in full herein.

B. *Amendments to the National Electrical Code, 2008 Edition.* The following sections of the National Electrical Code, 2008 Edition, are hereby amended to read as follows:

(1) Article 500.8(A)(3); change to read as follows:

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

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

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

FPN No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -25°C (-13°F) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

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

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

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

(2) Article 505.7(A) changed to read as follows:

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

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

FPN No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by 505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by a qualified Registered Licensed Professional Engineer.

(3) Article 680.25(A) changed to read as follows:

680.25 Feeders. These provisions shall apply to any feeder on the supply side of panelboards supplying branch circuits for pool equipment covered in Part II of this article and on the load side of the service equipment or the source of a separately derived system.

(A) *Wiring Methods.* Feeders shall be installed in rigid metal conduit, intermediate metal conduit, liquidtight flexible nonmetallic conduit, rigid polyvinyl chloride conduit, or reinforced thermosetting resin conduit. Electrical metallic tubing shall be permitted where installed on or within a building, and electrical nonmetallic tubing shall be permitted where installed within a building, or nonmetallic-sheathed cable or type SE cable shall be permitted where installed within or on the building served. Aluminum conduits shall not be permitted in the pool area where subject to corrosion.

{exception unchanged}

C. *Conflicting Ordinances.* In the event of a conflict between the provisions of the National Electrical Code and any provision of this section, or any other City ordinance, the provision of this section or any other City ordinance shall prevail. In the event of conflict between ordinances, the more stringent provisions shall prevail.

D. *Liability of the City.* Neither the City nor any of its agents, servants or employees shall have any liability to any person by reason of permits issued, decisions made, or inspections made concerning electrical service on private property.

E. *Licensed Required.* A person commits an offense if he or she install installs or repairs electrical components in a building (including but not limited to wiring, circuit breakers, and related components), unless such person holds a current license, as issued by the State of Texas Department of Licensing and Regulation, which is recognized by the City of Sachse as follows:

1. A master electrical license is required to permit electrical work done in the City.
2. A journeyman license is required for all commercial work. A journeyman may not be issued an electrical permit in his own name; such electrical permit can only be issued to a master electrician.
3. A residential specialist or wireman license is limited to electrical installations in single family and multifamily dwellings not exceeding four stories, provided that such work is inspected and approved by a journeyman electrician prior to inspection by the building official. A residential specialist or wireman may not be issued an electrical permit in his own name; such electrical permit can only be issued to a master electrician.
4. Exception: The owner of a single-family home may install or repair wiring, in his or her home, of not more than three 20-amp circuits (total 60 amps), providing such person first obtains an electrical permit from the City and the work is inspected by the building official.

F. *Registration required.* A master electrician, journeyman electrician, or residential specialist or wireman electrician commits an offense if he or she installs or repairs electrical components in a building (including but not limited to wiring, circuit breakers, and related components), unless such person is registered as such with the City. An applicant for registration shall prepare and file an application for such, on a form to be provided by the building official. Upon completion, in proper form, of a registration form, and payment of the required fee, the building official shall issue a registration, which shall be valid for one year from the date of issuance.

G. *Registration fees.* The building official shall charge a fee which shall be established by resolution of the City Council.

H. *Penalty for violations.* A person commits an offense if he or she violates any provisions of this section, and upon conviction, may be punished by a fine as provided for in Section 1-7 of this Code of Ordinances.

...”

**SECTION 7.** That Chapter 3 titled “Building Regulations” of the City of Sachse Code of Ordinances be, and the same is hereby amended, by amending Section 3-22 titled “International Fuel Gas Code” to read as follows:

**“Sec. 3-22. International Fuel Gas Code**

A. *Adoption.* The International Fuel Gas Code, 2009 edition, a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Fuel Gas Code of the City of Sachse, the same as though such code were copied in full herein.

B. *Amendments to the International Fuel Gas Code, 2009 Edition.* The following sections of the International Fuel Gas Code, 2009 Edition, are hereby amended to read as follows:

- (1) Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Sachse, Texas, hereinafter referred to as “this code”.

- (2) Section 102.2; add an exception to read as follows:

Exception: Existing dwelling units shall comply with Section 621.2.

- (3) Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

- (4) Section 304.10; change to read as follows:

304.10 Louvers and grilles. The required size of openings for combustion, ventilation and dilution air shall be based on the net free area of each opening. Where the free area through a design of louver, grille or screen is known, it shall be used in calculating the size opening required to provide the free area specified. Where the design and free area of louvers and grilles are not known, it shall be assumed that wood louvers will have 25-percent free area and metal louvers and grilles will have 50-percent free area. Screens shall have a mesh size not smaller than ¼ inch (6.4 mm). Nonmotorized louvers and grilles shall be fixed in the open position. Motorized louvers shall be interlocked with the appliance so that they are proven to be in the full open position prior to main burner ignition and during

main burner operation. Means shall be provided to prevent the main burner from igniting if the louvers fail to open during burner start-up and to shut down the main burner if the louvers close during operation.

- (5) Section 304.11; change #8 to read as follows:

304.11 Combustion air ducts. Combustion air ducts shall comply with all of the following:

1. Ducts shall be constructed of galvanized steel complying with Chapter 6 of the International Mechanical Code or of a material having equivalent corrosion resistance, strength and rigidity.

Exception: Within dwellings units, unobstructed stud and joist spaces shall not be prohibited from conveying combustion air, provided that not more than one required fireblock is removed.

2. Ducts shall terminate in an unobstructed space allowing free movement of combustion air to the appliances.
3. Ducts shall serve a single enclosure.
4. Ducts shall not serve both upper and lower combustion air openings where both such openings are used. The separation between ducts serving upper and lower combustion air openings shall be maintained to the source of combustion air.
5. Ducts shall not be screened where terminating in an attic space.
6. Horizontal upper combustion air ducts shall not slope downward toward the source of combustion air.
7. The remaining space surrounding a chimney liner, gas vent, special gas vent or plastic piping installed within a masonry, metal or factory-built chimney shall not be used to supply combustion air.

Exception: Direct-vent gas-fired appliances designed for installation in a solid fuel-burning fireplace where installed in accordance with the manufacturer's instructions.

8. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 12 inches (305 mm) vertically from the adjoining ground level or the manufacturer's recommendation, whichever is more restrictive.

- (6) Section 305.5; delete the section.

(7) Section 306.3; change to read as follows:

[M] 306.3 Appliances in attics. Attics containing appliances requiring access shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening.
2. Where the passageway is not less than ... {bulk of section to read the same}.

(8) Section 306.5; change to read as follows:

[M] 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access and appliances are installed on roofs or elevated structures at an aggregate height exceeding 16 feet (4877 mm), such access shall be provided by a permanent approved means of access. Permanent exterior ladders providing roof access need not extend closer than 12 feet (3658 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). ... {Bulk of section to read the same}.

(9) Section 306.5.1; change to read as follows:

[M] 306.5.1 Sloped roofs. Where appliances, equipment, fans or other components that require service are installed on roofs having slopes greater than 4 units vertical in 12 units horizontal and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the

roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code.

- (10) Section 306; add Section 306.7 with exception and subsection 306.7.1 to read as follows:

306.7 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10 gallon water heater (or larger when approved by the code official) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

306.7.1. Illumination and convenience outlet. Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 306.3.1.

- (11) Section 401.5; add a second paragraph to read as follows:

Both ends of each section of medium pressure corrugated stainless steel tubing (CSST) shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING  
1/2 to 5 psi gas pressure  
Do Not Remove"

- (12) Section 402.3; add an exception to read as follows:

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EHD).

- (13) Section 404.10; change to read as follows:

404.10 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) top of pipe below grade.

(14) Section 404.10.1; delete the section.

(15) Section 406.1; change to read as follows:

406.1 General. Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 406.1.1 through 406.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the code official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

(16) Section 406.4; change to read as follows:

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

(17) Section 406.4.1; change to read as follows:

406.4.1 Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

(18) Section 406.4.2; change to read as follows:

406.4.2 Test duration. Test duration shall be held for a length of time satisfactory to the Code Official, but in no case for less than fifteen (15) minutes. For welded

piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Code Official, but in no case for less than thirty (30) minutes.

{Delete remainder of section }

- (19) Section 409.1; add Section 409.1.4 to read as follows:

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

- (20) Section 410.1; add a second paragraph and exception to read as follows:

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

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

- (21) Section 614.6; add a sentence to read as follows:

[M] 614.6 Domestic clothes dryer exhaust ducts. Exhaust ducts for domestic clothes dryers shall conform to the requirements of Sections 614.6.1 through 614.6.7. The size of duct shall not be reduced along its developed length nor at the point of termination.

- (22) Section 621.2; add exception as follows:

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

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

- (23) Section 624.1.1; change to read as follows:

624.1.1 Installation requirements. The requirements for water heaters relative to access, sizing, relief valves, drain pans and scald protection shall be in accordance with the International Plumbing Code.”

**SECTION 8.** That Chapter 3 titled “Building Regulations” of the City of Sachse Code of Ordinances be, and the same is hereby amended, by amending Section 3-23 titled “International Property Maintenance Code” to read as follows:

**“Sec. 3-23. International Property Maintenance Code.**

A. *Adoption.* The International Property Maintenance Code, 2009 edition with amendments, including Appendix A “Boarding Standard,” a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Property Maintenance Code of the City of Sachse, the same as though such code were copied in full herein.

B. *Amendments to the International Property Maintenance Code, 2009 Edition.* The following sections of the International Property Maintenance Code, 2009 Edition, are hereby amended to read as follows:

- (1) Section 101.1; change to read as follows:

**101.1 Title.** These regulations shall be known as the International Property Code of the City of Sachse, Texas.

- (2) Section 103.5; change to read as follows:

**103.5 Fees.** The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the City of Sachse’s Master Fee Schedule.

- (3) Section 112.4; change to read as follows:

**112.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be criminally liable for such offense in a fine amount not to exceed the sum of Two Thousand Dollars (\$2,000).

- (4) Section 302.4; delete the section in its entirety.

- (5) Section 302.14; change to read as follows:

**304.14 Insect screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied

with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

{Text of Exception unchanged}

- (6) Section 602.3; change to read as follows:

**602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, shall supply heat to the occupants thereof to maintain a temperature of not less than 68°.

{Text of Exceptions 1 and 2 unchanged}

**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 68° during the period the spaces are occupied.

{Text of Exceptions 1 and 2 unchanged}

...”

**SECTION 9.** That Chapter 5 titled “Fire Protection” of the City of Sachse Code of Ordinances be, and the same is hereby amended, by amending Section 5-1 titled “International Fire Code” to read as follows:

“Chapter 5

**FIRE PROTECTION**

**Sec. 5-1. International Fire Code**

A. *Adoption.* The International Fire Code, 2009 edition with amendments, including Appendix B “Fire-Flow Requirements for Buildings,” Appendix C “Fire Hydrant Locations and Distributions,” Appendix D “Fire Apparatus Access Roads,” Appendix I “Fire Protection Systems - Noncompliant Conditions” and Appendix J “Emergency Responder Radio Coverage,” a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Fire Code of the City of Sachse, the same as though such code were copied in full herein.

B. *Amendments to the International Fire Code, 2009 Edition.* The following sections of the International Building Code, 2009 Edition, are hereby amended to read as follows:

- (1) Section 101.1; change to read as follows:

These regulations shall be known as the Fire Code of the City of Sachse, Texas, hereinafter referred to as “this code.”

- (2) Section 102.1; change #3 to read as follows:

3. Existing structures, facilities and conditions when required in Chapter 46 or in specific sections of this code.

- (3) Section 102.7; Change to read as follows:

**102.7 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 45 47 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

- (4) Section 105.3.3; change to read as follows:

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

- (5) Section 105.7; add Section 105.7.15 to read as follows:

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

- (6) Section 109.3; change to read as follows:

**109.3 Violations penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day that a violation continues after due noticed has been served shall be deemed a separate offense.

- (7) Section 111.4; change to read as follows:

**111.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to

perform to remove a violation or unsafe condition, shall be liable to a fine not to exceed Two Thousand Dollars (\$2,000.00).

- (8) Section 202; add new definition of ADDRESSABLE FIRE DETECTION SYSTEM as follows:

**ADDRESSABLE FIRE DETECTION SYSTEM.** Any system capable of providing identification of each individual alarm-initiating device. The identification shall be in plain English and as descriptive as possible to specifically identify the location of the device in alarm. The system shall have the capability of alarm verification.

- (9) Section 202; amend definition of AMBULATORY HEALTH CARE FACILITY as follows:

**[B] AMBULATORY HEALTH 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. This group may include but not be limited to the following:

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

- (10) Section 202; add new definition of ANALOG ADDRESSABLE FIRE DETECTION SYSTEM as follows:

**ANALOG ADDRESSABLE FIRE DETECTION SYSTEM.** Any system capable of calculating a change in value by directly measurable quantities (voltage, resistance, etc.) at the sensing point. The physical analog may be conducted at the sensing point or at the main control panel. The system shall be capable of compensating for long-term changes in sensor response while maintaining a constant sensitivity. The compensation shall have a preset point at which a detector maintenance signal shall be transmitted to the control panel. The sensor shall remain capable of detecting and transmitting an alarm while in maintenance alert.

- (11) Section 202; change definition of ATRIUM as follows:

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

- (12) Section 202; amend definition of FIRE WATCH as follows:

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

- (13) Section 202; add new definition of HIGH-RISE BUILDING to read as follows:

**HIGH-RISE BUILDING.** A building having any floors used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

- (14) 202; add new definition of SELF-SERVICE STORAGE FACILITY as follows:

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

- (15) Section 202; add new definition of STANDBY PERSONNEL as follows:

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

- (16) Section 307.2; change to read as follows:

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

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

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

- (17) Section 307.4; change to read as follows:

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

{exceptions unchanged}

(18) Section 307.4.3, Exceptions: change to read as follows:

Exceptions:

1. Portable outdoor fireplaces used at one- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

(19) Section 307.4.4; add Section 307.4.4 to read as follows:

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

(20) Section 307.5; change to read as follows:

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

(21) Section 308.1.4; change to read as follows:

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

Exceptions:

1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 lbs (5 containers).
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs (2 containers).
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

(22) Section 308.1.6.2, Exception #3; change to read as follows:

Exceptions:

1. LP-gas-fueled used for sweating pipe joints or removing paint in accordance with Chapter 38.

2. Cutting and welding operations in accordance with Chapter 26.
3. Torches or flame-producing devices in accordance with Section 308.1.3.
4. Candles and open-flame decorative devices in accordance with Section 308.3.

(23) Section 311.5; change to read as follows:

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

(24) Section 401.3; add Section 401.3.4 to read as follows:

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

(25) Section 501.4; change to read as follows:

**501.4 Timing of installation.** When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

(26) Section 503.1.1; change to read as follows:

**503.1.1 Buildings and facilities.** Approved fire apparatus ...{text unchanged}... building or facility. Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a 10 feet (3048 mm) wide unobstructed pathway around the external walls of the structure.

{exception unchanged}

(27) Section 503.2.1; change to read as follows:

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

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

- (28) Section 503.2.2; change to read as follows:

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

- (29) Section 503.3; change to read as follows:

**503.3 Marking.** Striping, signs, or other markings, when approved by the fire code official, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

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

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

- (30) Section 503.4; change to read as follows:

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

- (31) Section 505.1; change to read as follows:

**505.1 Address identification.** Approved numerals of a minimum 6" height and of a color contrasting with the background designating the address shall be placed on all new and existing buildings or structures in a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways / access.

Where buildings do not immediately front a street, approved 6 inch height building numerals or addresses and 3-inch height suite / apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum 20 inch by 30 inch background on border.

Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width shall be 0.5 inches.

Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

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

- (32) Section 507.4; change to read as follows:

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

- (33) Section 507.5.4; change to read as follows:

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

- (34) Section 509.1.1; add new Section 509.1.1 to read as follows:

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

- (35) Section 603.3.2.1, Exception; change exception to read as follows:

Exception: The aggregate capacity limit shall be permitted to be increased to 3,000 gallons (11,356 L) in accordance with all requirements of Section 3404.2.9.5.1 and Chapter 34.

{Delete remainder of Exception}

- (36) Section 603.3.2.2; change to read as follows:

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

- (37) Section 704.1; change to read as follows:

**704.1 Enclosure.** Interior vertical shafts, including but not limited to stairways, elevator hoist ways, service and utility shafts, that connect two or more stories of a building shall be enclosed or protected in accordance with the codes in effect at the time of construction but, regardless of when constructed, not less than as required in Chapter 46. New floor openings in existing buildings shall comply with the International Building Code.

- (38) Section 807.4.3.2; change to read as follows:

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

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

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

- (39) Section 807.4.4.2; change to read as follows:

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

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

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

(40) Section 901.6.1; add Section 901.6.1.1 to read as follows:

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

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

6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (fire code official) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

(41) Section 901.7; change to read as follows:

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

(42) Section 901.10; add Section 901.10 to read as follows:

**901.10 Discontinuation or change of service.** Notice shall be made to the fire code official whenever contracted alarm services for monitoring of any fire alarm system is terminated for any reason, or a change in alarm monitoring provider occurs. Notice shall be made in writing to the fire code official by the building owner and alarm service provider prior to the service being terminated.

(43) Section 903.1.1; change to read as follows:

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

(44) Section 903.2; add the following:

**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. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoist ways. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating “ELEVATOR MACHINERY – NO STORAGE ALLOWED.”

(45) Section 903.2; delete the exception.

(46) Section 903.2.9; add Section 903.2.9.3 to read as follows:

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

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

(47) Section 903.2.11; amend 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

**903.2.11.3 Buildings 35 feet or more 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, that is located 35 feet (10 668mm) or more above the lowest level of fire department vehicle access.

Exceptions:

{Delete Exception}

Open parking structures in compliance with Section 406.3 of the International Building Code.

{Delete Exception}

**903.2.11.7 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.

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

**903.2.11.9 Buildings over 6,000 sq.ft.** An automatic sprinkler system shall be installed throughout all buildings with a building area over 6,000 sq.ft. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.3 of the International Building Code.

(48) Section 903.3.1.1.1; change to read as follows:

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

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. {Delete Item}
5. Elevator machine rooms, machinery spaces, and hoistways.

(49) Section 903.3.1.3; add the following:

**903.3.1.3 NFPA 13D sprinkler systems.** Where allowed, automatic sprinkler systems installed in one- and two-family dwellings and townhouses shall be installed throughout in accordance with NFPA 13D or in accordance with state law.

(50) 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.

(51) Section 903.4; add a second paragraph after the exceptions to read as follows:

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

(52) Section 903.4.2; add second paragraph to read as follows:

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

- (53) Section 903.6; add Section 903.6.3 to read as follows:

**903.6.3 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.

- (54) Section 905.2; change to read as follows:

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

- (55) Section 905.3; add Section 905.3.8 and exception 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 (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

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

- (56) Section 905.4, item 5; change to read as follows:

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 text unchanged}.

- (57) Section 905.4; add the following item 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.

- (58) Section 905.9; add a second paragraph after the exceptions to read as follows:

7. 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.

- (59) Section 906.1 {Where required}; change Exception to Item 1 as follows:

Exception: In R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2. through 6. where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

- (60) Section 907.1; add Section 907.1.4 to read as follows:

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

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

- (61) Section 907.2.1; change to read as follows:

**907.2.1 Group A.** A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group A occupancies 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. Activation of fire alarm notification appliances shall:

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

- (62) Section 907.2.3; change to read as follows:

**907.2.3 Group E.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

- (63) Section 907.2.3; change exception 1 and add exception 1.1 to read as follows:

Exceptions:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 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 1/2 or less years of age, see Section 907.2.6.)

(64) Section 907.2.13; change to read as follows:

**907.2.13 High-rise buildings.** Buildings with a floor used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

(65) Section 907.2.13, Exception 3; change to read as follows:

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code, 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.

(66) Section 907.5.2; add Section 907.5.2.6 to read as follows:

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

(67) Section 907.7.1; add Section 907.7.1.1 to read as follows:

**907.7.1.1 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 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 10-feet of the suppression system device.

(68) Section 907.7.5; add Section 907.7.5.2 to read as follows:

**907.7.5.2 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.

(69) Section 910.1; change Exception 2 to read as follows:  
Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, only manual smoke and heat vents shall not be required within these areas. Automatic smoke and heat vents are prohibited.

(70) Section 910.2; add subsections 910.2.3 with exceptions and 910.2.4 to read as follows:

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

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

Exception: Buildings of noncombustible construction containing only noncombustible materials.

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

Exception: Buildings of noncombustible construction containing only noncombustible materials.

**910.2.4 Exit access travel distance increase.** Buildings and portions thereof used as a Group F-1 or S-1 occupancy where the maximum exit access travel distance is increased in accordance with Section 1016.3.

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

Group H, F-1 and S-1

(72) Section 910.3.2.2; add 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.

(73) Section 912.2; add Section 912.2.3 to read as follows:

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

- (74) Section 913.1; add second paragraph and exception to read as follows:

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

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

- (75) Section 1004.1.1; delete exception:

**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.

{Delete Exception}

- (76) Section 1007.1; add the following exception 4:

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

- (77) Section 1008.1.9.3; Locks and Latches; add condition to the section as follows:

**1008.1.9.3, Locks and latches.** Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. ...{text of conditions 1 through 3 unchanged}...
- 3.1. Where egress doors are used in pairs and positive latching is required, approved automatic flush bolts shall be permitted to be used, provided that

both leaves achieve positive latching regardless of the closing sequence and the door leaf having the automatic flush bolts has no doorknobs or surface mounted hardware.

...{text of conditions 4 and 5 unchanged}...

- (78) Section 1008.1.9.4; amend exceptions 3 and 4 as follows:

Exceptions: ...{Text of Exceptions 1 and 2 unchanged}...

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy, ...{remaining text unchanged}...
4. Where a pair of doors serves a Group B, F, M or S occupancy, ...{remaining text unchanged}...
5. ...{text unchanged}...

- (79) Section 1008.1.9.8; change to read as follows:

**1008.1.9.8. Electromagnetically locked egress doors.** Doors in the means of egress that are not otherwise required to have panic hardware in buildings with an occupancy in Group A, B, E, I-1, I-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with listed hardware that incorporates a built-in switch and meet the requirements below: ...{remaining text unchanged}...

- (80) Section 1015; add new section 1015.7 to read as follows:

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

- (81) Section 1016; add Section 1016.3 to read as follows:

**1016.3 Roof vent increase.** In buildings that are one story in height, equipped with automatic heat and smoke roof vents complying with Section 910 and equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the maximum exit access travel distance shall be 400 feet (122 m) for occupancies in Group F-1 or S-1.

- (82) Section 1018.1; add 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 with

corridor smoke detection. 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.

- (83) Section 1018.6; amend to read as follows:

**1018.6 Corridor continuity.** All corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms.

...{Exception unchanged}...

- (84) Section 1022.1; add exceptions 8 and 9 to read as follows:

8. In other than occupancy Groups H and I, a maximum of 50 percent of egress stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnected floors shall not be open to other floors.

9. In other than occupancy Groups H and I, interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall not be open to other stories.

- (85) Section 1022.9; change to read as follows:

**1022.9 Smokeproof enclosures and pressurized stairways.** In buildings required to comply with Section 403 or 405 of the IBC, each of the exit enclosures serving a story with a floor surface located more than 55 feet (16 764 mm) above the lowest level of fire ...{remainder of section unchanged}...

- (86) Section 1024.1; change to read as follows:

**1024.1 General.** Approved luminous egress path markings delineating the exit path shall be provided in buildings of Groups A, B, E, I, M and R-1 having occupied floors located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access in accordance with Sections 1024.1 through 1024.5.

- (87) Section 1026.6; amend exception 4 to read as follows:

Exceptions: ...{Exceptions 1 through 3 unchanged}...

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

(88) Section 1030.2; change to read as follows:

**1030.2 Reliability.** Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. Security devices affecting means of egress shall be subject to approval of the fire code official.

(89) Section 1501.2; delete the section.

(90) Section 1504.4; change to read as follows:

**1504.4 Fire protection.** New and existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system ... {remainder of section unchanged} ...

(91) Section 2202.1 Definitions; add to definition of REPAIR GARAGE as follows:

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

(92) Section 2204.1; change to read as follows:

**2204.1 Supervision of dispensing.** The dispensing of fuel at motor fuel-dispensing facilities shall be in accordance with the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2204.3.

At any time the qualified attendant of item #1 or #2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2204.3.

(93) Section 2302; add a second paragraph to the definition of “High-Piled Combustible Storage” to read as follows:

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq.ft. that has a clear height in excess of 14 feet, making it

possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified, a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

(94) Table 2306.2, footnote j; change text to read as follows:

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

(95) Section 3301.1.3; change to read as follows:

**3301.1.3 Fireworks.** The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Only when approved for fireworks displays, storage and handling of fireworks as allowed in Section 3304 and 3308.
2. {Delete Exception}
3. The use of fireworks for approved displays as allowed in Section 3308.
4. {Delete Exception}

(96) Section 3302; change the definition of FIREWORKS to read as follows:

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

(97) Section 3403.6; add a sentence to read as follows:

**3403.6 Piping systems.** Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 3403.6.1 through 3403.6.11. An approved method of secondary containment shall be provided for underground tank and piping systems.

(98) Section 3404.2.9.5; add Section 3404.2.9.5.1 to read as follows:

**3404.2.9.5.1 Combustible liquid storage tanks inside of buildings.** The maximum aggregate allowable quantity limit shall be 3,000 gallons (11 356 L) of Class II or III combustible liquid for storage in protected aboveground tanks complying with Section 3404.2.9.7 when all of the following conditions are met:

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

The quantity of combustible liquid stored in tanks complying with this section shall not be counted towards the maximum allowable quantity set forth in Table 2703.1.1(1), and such tanks shall not be required to be located in a control area. Such tanks shall not be located more than two stories below grade.

(99) Section 3404.2.9.6.1; change to read as follows:

**3404.2.9.6.1 Locations where above-ground tanks are prohibited.** The storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in accordance with the City of Sachse Zoning Ordinance (Ordinance No. 1255) EXHIBIT 1, ARTICLE 3. [DISTRICTS]

(100) Section 3404.2.11.5; add a sentence to read as follows:

**3404.2.11.5 Leak prevention.** Leak prevention for underground tanks shall comply with Sections 3404.2.11.5.1 through 3404.2.11.5.3. An approved method of secondary containment shall be provided for underground tank and piping systems.

(101) Section 3404.2.11.5.2; change to read as follows:

**3404.2.11.5.2 Leak detection.** Underground storage tank systems shall be provided with an approved method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 3404.2.11.5.3.

(102) Section 3404.2.11.5; add Section 3404.2.11.5.3 to read as follows:

**3404.2.11.5.3 Observation wells.** Approved sampling tubes of a minimum 6 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling sump at the corners of the excavation with a minimum of 4 sumps. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

(103) Section 3406.2.4.4; change to read as follows:

**Section 3406.2.4.4 Locations where above-ground tanks are prohibited.** The storage of Class I and Class II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in accordance with the City of Sachse Zoning Ordinance (Ordinance No. 1255) EXHIBIT 1, ARTICLE 3. [DISTRICTS]

(104) Section 3406.5.4; delete Section 3406.5.4.5 and replace with the following:

**3406.5.4.5 Commercial, industrial, governmental or manufacturing.** Dispensing of Class II and III motor vehicle fuel from tank vehicles into the fuel tanks of motor vehicles located at commercial, industrial, governmental or manufacturing establishments is allowed where permitted, provided such dispensing operations are conducted in accordance with Sections 3406.5.4.5.1 through 3406.5.4.5.3.

3406.5.4.5.1 Site requirements.

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

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

#### **3406.5.4.5.2 Refueling Operator Requirements.**

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

Exception: Tankers utilizing remote emergency shut-off device capability where the operator constantly carries the shut-off device which, when activated, immediately causes flow of fuel from the tanker to cease.

9. Persons responsible for dispensing operations shall be trained in the appropriate mitigating actions in the event of a fire, leak, or spill. Training records shall be maintained by the dispensing company and shall be made available to the fire code official upon request.
10. Operators of tank vehicles used for mobile fueling operations shall have in their possession at all times an emergency communications device to notify the proper authorities in the event of an emergency.

#### **3406.5.4.5.3 Operational Requirements.**

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

(105) Section 3506.2; change to read as follows:

**Section 3506.2 Limitations.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in accordance with the City of Sachse Zoning Ordinance (Ordinance No. 1255) EXHIBIT 1, ARTICLE 3. [DISTRICTS]

(106) Section 3803.2.1; add Section 3803.2.1.8 to read as follows:

**3803.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies.** Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

(107) Section 3804.2, change to read as follows:

**Section 3804.2 Maximum capacity within established limits.** Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570L) in accordance with the City of Sachse Zoning Ordinance (Ordinance No. 1255) EXHIBIT 1, ARTICLE 3. [DISTRICTS]

Exceptions:

1. {existing text unchanged}
2. Except as permitted in 308 and 3804.3.2, LP-gas containers are not permitted in residential areas.

(108) Section 3804.3; add Section 3804.3.2 to read as follows:

**3804.3.2 Spas, Pool Heaters and other listed devices.** Where natural gas service is not available, an LP-Gas container is allowed to be used to supply spa and pool heaters or other listed devices. Such container shall not exceed 250-gallon water capacity per lot. See Table 3804.3 for location of containers.

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

(109) Table 4604.7, footnote a; change to read as follows:

- a. Buildings constructed under the 2003 or 2006 IBC and equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

(110) Section 4604.23; change to read as follows:

**4604.23 Egress path markings.** Existing buildings of Groups A, B, E, I, M, and R-1 having occupied floors located more than 75 55 feet (22 860 mm) (16 764

mm) above the lowest level of fire department vehicle access shall be provided with luminous egress path markings in accordance with Section 1024.

Exception: Open, unenclosed stairwells in historic buildings designated as historic under a state or local historic preservation program.

...”

**SECTION 10.** That all provisions of the Ordinances of the City of Sachse, 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 11.** 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 12.** That 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 13.** That 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 Sachse 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 14.** This ordinance shall take effect on January 1, 2013.

**PASSED AND APPROVED** by the City Council of the City of Sachse, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

APPROVED:

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Mike Felix  
Mayor

DULY ENROLLED:

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Terry Smith  
City Secretary

APPROVED AS TO FORM:

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Peter G. Smith  
City Attorney  
(JG/57450/09-28-12)

# 2009 International Building Code Adoption Report

## **Title**

Consider an Ordinance to the City of Sachse, Texas, amending Chapter 3, Section 3-1 of the Code of Ordinances by adopting the provisions of the International Building Code, 2009 Edition and the amendments to the International Building Code, 2009 Edition.

## **Executive Summary**

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the International Building Code, 2009 Edition and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG) and those recommended by Staff.*

## **Background**

In May of 2005, the City of Sachse adopted the 2003 International Building Code for regulating the construction practices of commercial structures. The 2009 International Building Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures within the built environment. The recommended code amendments from NCTCOG are to help to ensure clarity within the code, to be consistent with regional practices of the construction industry and to make certain that State and Federal requirements are met. The code amendments reflect the increasing demand for additional safeguards in the ever-evolving construction environment, with respect to the construction practices and the addition of new construction materials and methods. Many neighboring municipalities have either already adopted the 2009 International Building Code or are in the process of adopting the code.

## **Policy Considerations**

In past presentations to City Council of the code adoption process, Staff introduced amendments recommended by NCTCOG that were added and considered new to this code cycle. Staff also presented recommended changes to a section in this codebook that was contradictory to the City of Sachse Code of Ordinances. Attachment 1 shows all of the amended sections pertaining to the 2009 International Building Code, those recommended by both NCTCOG and Staff.

## **Staff Recommendations**

Staff recommends the City Council to approve an Ordinance of the City Council of the City of Sachse, Texas, amending Chapter 3, Section 3-1 of the Code of Ordinances by adopting the provisions of the International Building Code, 2009 Edition and the amendments to the International Building Code, 2009 Edition.

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## ATTACHMENT A

The following sections of the International Building Code, 2009 Edition, are hereby amended to read as follows:

1. Section 101.4; change 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.

2. Section 101.4.7; add the following:

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

3. Section 103 and 103.1 amend to insert the Department Name

### SECTION 103

#### BUILDING INSPECTION DEPARTMENT CITY OF SACHSE

103.1 Creation of enforcement agency. The Building Inspection Department City of Sachse is hereby created and the official in charge thereof shall be known as the building official.

4. Section 105.2 {Work exempt from building permit}; change to read as follows:

Building:

- 1 - 6 {delete in its entirety}
10. {delete in its entirety}
12. {delete in its entirety}

5. Section 109; add Section 109.7 to read as follows:

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

1. The inspection called for is not ready when the inspector arrives;

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

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

6. Section 109; add Section 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:

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.

7. Section 202; amend definition of Ambulatory Health Care Facility and Fire Watch as follows:

[B] AMBULATORY HEALTH 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. This group may include but not be limited to the following:

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

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8. Section 202; amend definition to read as follows:

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.

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

Fire stations

Police stations with detention facilities for 5 or less

10. Section 307.1; add the following to Exception 4:

4. Cleaning establishments... {text unchanged} ...with Section 712, or both. See also IFC chapter 12, Dry Cleaning Plant provisions.

11. Section 310.1; amend second paragraph under R-3 as follows:

Adult care and child care facilities with 5 or fewer unrelated persons that are within a single-family home are permitted to comply with the International Residential Code.

12. Section 403.1, Exception 3; change to read as follows:

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

13. Section 403.3, Exception; delete item 2.

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

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

15. Section 404.5; delete Exception.

16. Section 406.1.2; add item 3 to read as follows:

3. 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).

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

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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.

18. Section 506.2.2; add a sentence to read as follows:

506.2.2 Open space limits. Such open space... {text unchanged} ...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.

19. Section 508.2.5; add a sentence at the end of paragraph:

508.2.5 Separation of incidental accessory occupancies. The incidental accessory occupancies... {text unchanged} ...in accordance with Table 508.2.5. An incidental accessory occupancy shall be classified in accordance with the occupancy of that portion of the building in which it is located.

{Exception unchanged}

20. Section 708.2, Exception 7; amend items 7.3 and delete items 7.4 and 7.5 and renumber items 7.6 and 7.7 to 7.4 and 7.5 respectively:

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 1022.1.

7.3. Is not concealed within the building construction of a wall or a floor/ceiling assemble.

7.4. Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.

7.5. Is limited to the same smoke compartment.

21. Section 903.1.1; change to read as follows:

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

22. Section 903.2; change to read as follows:

[F] 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Section

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903.2.1 through 903.2.12. Automatic sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating “ELEVATOR MACHINERY - NO STORAGE ALLOWED”.

Exception: {text of exception deleted}

23. Section 903.2.9; add Section 903.2.9.3 to read as follows:

[F] 903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

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

24. Section 903.2.11; amend 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

[F] 903.2.11.3 Buildings 35 feet or more 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, that is located 35 feet (10 668 mm) or more above the lowest level of fire department vehicle access.

Exceptions:

1. {delete in its entirety}
2. Open parking structures in compliance with Section 406.3 of the International Building Code.
3. {delete in its entirety}

{text of Sections 903.2.11.4 through 903.2.11.6 unchanged}

[F] 903.2.11.7 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.

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

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[F] 903.2.11.9 Buildings Over 6,000 square feet (557.5 m<sup>2</sup>). An automatic sprinkler system shall be installed throughout all buildings with a building area over 6,000 square feet (557.5 m<sup>2</sup>). For the purpose of this provision, fire walls shall not define separate buildings.

Exceptions:

1. Open parking garages in compliance with Section 406.3 of the International Building Code.

25. Section 903.3.1.1.1; change to read as follows:

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

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. {delete in its entirety}
5. Elevator machine rooms, machinery spaces, and hoistways.

26. Section 903.3.1.3; add the following:

[F] 903.3.1.3 NFPA 13D sprinkler systems. Where allowed, automatic sprinkler systems installed in one- and two-family dwellings and townhouses shall be installed throughout in accordance with NFPA 13D or in accordance with state law.

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

[F] 903.3.5 Water supplies. Water supplies... {text unchanged} ...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.

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

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

29. 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.

30. Section 903.6; add Section 903.6.3 to read as follows:

[F] 903.6.3 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 of the International Fire Code.

31. Section 905.2; change to read as follows:

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

32. Section 905.3; add Section 905.3.8 with exception to read as follows:

[F] 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.

33. 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

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two-way hose connection located either... {remainder of text unchanged}.

34. Section 905.4; add the following item 7:

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at 200 feet (60 960 mm) intervals along major corridors thereafter.

35. 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.

36. Section 906.1 {Where required}; change Exception to item 1 as follows:

Exception: In R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

37. Section 907.1; add Section 907.1.4 to read as follows:

[F] 907.1.4 Design Standards. All alarm systems, new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building, compliance is required within 18 months of permit application.

38. Section 907.2.1; change to read as follows:

[F] 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group A occupancies 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

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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 (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

{exception unchanged}

39. Section 907.2.3; change to read as follows:

[F] 907.2.3 Group E. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100 feet (30 480 mm) 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.

40. Section 907.2.3; change exception 1 and add exception 1.1 to read as follows:

Exceptions:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 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 1/2 or less years of age, see Section 907.2.6.)

{remaining exceptions unchanged}

41. Section 907.2.13; change to read as follows:

[F] 907.2.13 High-rise buildings. Buildings with a floor used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

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

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code, 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.

43. Section 907.5.2; add Section 907.5.2.4 to read as follows:

[F] 907.5.2.4 Type. Manual alarm initiating devices shall be an approved double action type.

44. Section 907.7.1; add Section 907.7.1.1 to read as follows:

[F] 907.7.1.1 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 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 10-feet of the suppression system device.

45. Section 907.6.5; add Section 907.6.5.2 to read as follows:

[F] 907.6.5.2 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.

46. Section 910.1; change 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 not be required within these areas. Automatic smoke and heat vents are prohibited.

47. Section 910.2; add Section 910.2.3 with exceptions and 910.2.4 to read as follows:

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

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

Exceptions:

1. 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.

910.2.4 Exit access travel distance increase. Buildings and portions thereof used as a Group F-1 or S-1 occupancy where the maximum exit access travel distance is increased in accordance with Section 1016.3.

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

Group H, F-1 and S-1

49. Section 910.3.2.2; add 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.

50. Section 912.2; add Section 912.2.3 to read as follows:

[F] 912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet (30 480 mm) of the fire department connection as the fire hose lays.

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

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

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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.

52. Section 1004.1.1 {Areas without fixed seating}; delete Exception:

Exception {delete in its entirety}

53. Section 1007.1; add the following Exception 4:

Exceptions:

{previous exceptions unchanged}

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

54. Section 1008.1.9.3; Locks and Latches; add condition as follows:

1008.1.9.3, Locks and latches. Locks and latches shall... {text unchanged}...any of the following exists:

{text of conditions 1 through 3 unchanged}

- 3.1 Where egress doors are used in pairs and positive latching is required, approved automatic flush bolts shall be permitted to be used, provided that both leaves achieve positive latching regardless of the closing sequence and the door leaf having the automatic flush bolts has no doorknobs or surface mounted hardware.

{text of conditions 4 and 5 unchanged}

55. Section 1008.1.9.4; amend exceptions 3 and 4 as follows:

Exceptions: {Text of Exceptions 1 and 2 unchanged}

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy, {remaining text unchanged}
4. Where a pair of doors serves a Group B, F, M or S occupancy, {remaining text unchanged}

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56. Section 1008.1.9.8; change to read as follows:

1008.1.9.8 Electromagnetically locked egress doors. Doors in the means of egress that are not otherwise required to have panic hardware in buildings with an occupancy in Group A, B, E, I-1, I-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with listed hardware that incorporates a built-in switch and meet the requirements below: {remaining text unchanged}

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

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

58. Section 1016; add new section 1016.3 to read as follows:

1016.3. Roof Vent Increase. In buildings that are one story in height, equipped with automatic heat and smoke roof vents complying with Section 910 and equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the maximum exit access travel distance shall be 400 feet for occupancies in Group F-1 or S-1.

59. Section 1018.1; add exception 5 to read as follows:

{previous text unchanged}

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.

60. Section 1018.6; amend to read as follows:

1018.6, Corridor Continuity. All corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms.

{Exception unchanged}

61. Section 1022.1; add exceptions 8 and 9 to read as follows:

{previous text unchanged}

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8. In other than occupancy Groups H and I, a maximum of 50 percent of egress stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnected floors shall not be open to other floors.
9. In other than occupancy Groups H and I, interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall not be open to other stories.

62. Section 1022.9; amend section to read as follows:

1022.9. Smokeproof enclosures and pressurized stairways. In buildings required to comply with Section 403 or 405, each of the exit enclosures serving a story with a floor service not more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access or more than 30 feet (9 144 mm) below... {remaining text unchanged}

63. Section 1024.1; change to read as follows:

1024.1; General. Approved luminous egress path markings delineating the exit path shall be provided in buildings of Groups A, B, E, I, M and R-1 having occupied floors located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access in accordance with... {Remaining text unchanged}.

64. Section 1026.6; amend exception 4 to read as follows:

Exceptions: {Exceptions 1 through 3 unchanged}

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

65. Section 1101.2; add an exception to read as follows:

Exception: 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 this Chapter.

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

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- b. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 square feet of projected roof area. When exceeding 120 square feet of projected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.

67. Section 1505.7; delete the section.

68. Section 1510.1; add a sentence to 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.

{text of exception unchanged}

69. Section 2308.4; add Section 2308.4.3 to read as follows:

2308.4.3 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.

70. Section 2901.1; add a sentence to read as follows:

[P] 2901.1 Scope. The provisions of this chapter and the... {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.

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

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

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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 official. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.

72. Section 2902.2; change Exception 3 as follows:

3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

73. Section 3006.1; add Section 3006.1 to read as follows and renumber remaining sections:

3006.1 General. Elevator machine rooms shall be provided.

{Renumber remaining sections.}

74. Section 3006.5; add a sentence to read as follows:

[F] 3006.5. Machine Rooms: {text unchanged}... Storage shall not be allowed within the elevator machine room. Provide approved signage at each entry door to the elevator machine room stating "Elevator Machinery - No Storage Allowed".

75. Section 3109.1; change to read as follows:

76. 3109.1 General. Swimming pools shall comply with the requirements of this section and other applicable sections of this code as well as also complying with applicable State Laws.

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### **Title**

Consider an Ordinance to the City of Sachse, Texas, amending Chapter 3, Section 3-1.1 of the Code of Ordinances by adopting the provisions of the International Residential Code, 2009 Edition and the amendments to the International Residential Code, 2009 Edition.

### **Executive Summary**

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the International Residential Code, 2009 Edition and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG) and those recommended by Staff. A draft ordinance to adopt the International Residential Code, 2009 Edition and amendments to the code has been prepared and has been attached for your consideration and approval.*

### **Background**

In May of 2005, the City of Sachse adopted the 2003 International Residential Code for regulating the construction practices of residential structures. The 2009 International Residential Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures within the built environment. The recommended code amendments from NCTCOG are to help to ensure clarity within the code, to be consistent with regional practices of the construction industry and to make certain that State and Federal requirements are met. The code amendments reflect the increasing demand for additional safeguards in the ever-evolving construction environment, with respect to the construction practices and the addition of new construction materials and methods. Many neighboring municipalities have either already adopted the 2009 International Residential Code or are in the process of adopting the code.

### **Policy Considerations**

In past presentations to City Council of the code adoption process, Staff introduced amendments recommended by NCTCOG that were added and considered new to this code cycle. Staff also presented recommended changes to sections in this codebook that were contradictory to the City of Sachse Code of Ordinances and State Law. Below are all of the amended sections pertaining to the 2009 International Residential Code, those recommended by both NCTCOG and Staff.

The following sections of the International Residential Code, 2009 Edition, are hereby amended to read as follows:

1. Section R101.1; Insert jurisdiction name as follows:

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R101.1 Title. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Sachse, Texas hereinafter referred to as "this code."

2. Section R102.4; change to read as follows:

R102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Exception: Where enforcement ... {remainder of text unchanged}...

3. Section 105.2; change to read as follows:

Section 105.2 Work exempt from building permit.

Building:

1. 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 (11.15 m<sup>2</sup>).
2. Fences not over 2.5 feet (762 mm) high.
5. {delete in its entirety}
10. {delete in its entirety}

4. Section R108.7; add Section 108.7 to read as follows:

R108.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. 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;

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6. The original red tag has been removed from the job site and/or,
7. Violations exist on the property including failure to maintain erosion control, trash control or tree protection.
8. Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

5. Section R109.1.3; change to read as follows:

R109.1.3 Floodplain inspections. For construction permitted in areas prone to flooding as established by Table R301.2(1), upon . . . {text unchanged} . . . construction, the building official may require submission . . . {text unchanged}.

6. Section R110 (R110.1 through R110.5); delete the section.

7. Section R112.2.1 & R112.2.2; delete the sections.

8. Section R202; change definition of "Townhouse" to read as follows:

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

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

• Ground Snow Load		5 lb/ft <sup>2</sup>
• Wind Design Speed (mph) fastest mile		90 (3-sec-gust)/76
• Wind Design Topographic Effects	No	
• Seismic Design Category		A
• Subject To Damage From		
○ Weathering Moderate		
○ Frost line depth		6"
○ Termite Heavy		Very
• Winter Design Temp		22°F
• Ice Barrier Under-Layment Required	No	
• Flood Hazards Code		Local
• Air Freezing Index		69°F
• Mean Annual Temp		64.9°F

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{No change to footnotes}

10. Section R302.2, Exception; change to read as follows:

Exception: A common two-hour fire-resistance-rated wall assembly, or one-hour fire-resistance-rated wall assembly when equipped with a sprinkler system... {remainder unchanged}

11. Section R302.2.4, Exception 5; change to read as follows:

Exception: {previous exceptions unchanged}

5. Townhouses separated by a common two-hour fire-resistance-rated wall, or one-hour fire resistant rated wall when equipped with an automatic sprinkler system, {remainder unchanged}

12. Section R302.3; add Exception #3 to read as follows:

Exceptions:

1. {existing text unchanged}
2. {existing text unchanged}
3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

13. Section R302.5.2; change to read as follows:

R302.5.2 Duct penetration. Ducts in the garage... {text unchanged} ...and shall have no openings into the garage and shall be protected as required by Section 302.11, Item 4.

14. Section R302.5.3; amend the section as follows:

R302.5.3 Other penetrations. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

15. Section R302.7; change to read as follows:

R302.7 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8-inch (15.8 mm) fire-rated gypsum board or one-hour fire-resistive construction.

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16. Section R303.3, Exception; change to read as follows:

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system, complying with one of the following, are provided.

1. The minimum ventilation rates shall be 50 cfm (24 L/s) for intermittent ventilation or 20 cfm (10 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
2. Bathrooms that contain only a water closet, a lavatory, or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

17. Section R313.2; delete.

18. Section 602.6.1; amend the following:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1.

19. Figure R602.6.1; delete the figure and insert the following figure:

{see Exhibit AA}

20. Section R703.7.4.1; add a second paragraph to read as follows:

In stud framed exterior walls, all ties shall be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or

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2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

21. Section R902.1; Amend and add exception #3 to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. Classes A, B and C roofing required by this section...{remainder unchanged}.

Exceptions:

1. {text unchanged}
2. {text unchanged}
3. Non-classified roof coverings shall be permitted on one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>).

22. Section R907.1; add a sentence to read as follows:

R907.1 General. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9. All individual replacement shingles or shakes shall comply with Section R902.1, {Exception unchanged}

23. Section N1101.2; add Section N1101.2.2 to read as follows:

N1101.2.2 Compliance software tools. Software tools used to demonstrate energy code compliance utilizing the UA alternative approach shall be approved by the building official. The PNL program REScheck™ is not acceptable for residential compliance.

Exception: When REScheck™ “UA Trade-off” compliance approach or the UA Alternate compliance approach method is used, the compliance certificate must demonstrate that the maximum glazed area does not exceed 15% of the conditioned floor area.

24. Section N1102.1; change to read as follows:

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N1102.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table N1102.1 based on the climate zone specified in Table N1101.2. The use of Tables N1102.1 and N1102.1.2 are limited to a maximum glazing area of 15% window area to floor area ratio.

25. Section N1102.2.12; add Section N1102.2.12 to read as follows:

N1102.2.12. Insulation installed in walls. Insulation batts installed in walls shall be totally surrounded by an enclosure on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.

26. Section M1305.1.3; change to read as follows:

M1305.1.3 Appliances in attics. Attics containing appliances requiring access shall be provided . . . {bulk of paragraph unchanged} . . . sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger and large enough to allow removal of the largest appliance. As a minimum, access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lbs (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu items 1, 2, and 3 with prior approval of the building official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
2. Where the passageway is unobstructed...{remaining text unchanged}

27. Section M1305.1.3.1; add text to read as follows:

M1305.1.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passage-way opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39. Low voltage wiring of 50 Volts or less shall be installed in a manner to prevent physical damage.

28. Section M1305.1.4.1; change to read as follows:

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M1305.1.4.1 Ground clearance. Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending above the adjoining ground a minimum of 3 inches (76 mm). Appliances suspended from the floor shall have a clearance of not less than 6 inches (152 mm) above the ground.

29. Section M1305.1.4.3; add text to read as follows:

M1305.1.4.3 Electrical requirements. A luminaire controlled by a switch located at the required passage-way opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39. Low voltage wiring of 50 Volts or less shall be installed in a manner to prevent physical damage.

30. Section M1307.3.1; delete.

31. Section M1411.3; change to read as follows:

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

32. Section M1411.3.1, Items 3 and 4; add text to read as follows:

M1411.3.1 Auxiliary and secondary drain systems. {bulk of paragraph unchanged}

1. {text unchanged}
2. {text unchanged}
3. An auxiliary drain pan... {bulk of text unchanged}... with Item 1 of this section. A water level detection device may be installed only with prior approval of the building official.
4. A water level detection device... {bulk of text unchanged}... overflow rim of such pan. A water level detection device may be installed only with prior approval of the building official.

33. Section M1411.3.1.1; add text to read as follows:

M1411.3.1.1 Water-level monitoring devices. On down-flow units ...{bulk of text unchanged}... installed in the drain line. A water level detection device may be installed only with prior approval of the building official.

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34. Section M1501; add new Section M1501.2 to read as follows:

M1501.2 Material and size. Exhaust ducts shall have a smooth interior finish and shall be constructed of metal a minimum 0.016-inch (0.4mm) thick. The exhaust duct size shall be 4 inches (102 mm) nominal in diameter. Duct size shall not be reduced along its developed length or at termination.

35. Section M1501; add new Section M1501.3 to read as follows:

M1501.3 Specified length. The maximum length of the exhaust duct shall be 35 feet (10668 mm) from the connection to the transition duct from the appliance to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table M1502.4.4.1.

36. Section M2005.2; change to read as follows:

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

37. Section G2408.3 (305.5); delete.

38. Section G2412.5 (401.5); add a second paragraph to read as follows:

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING  
1/2 to 5 psi gas pressure  
Do Not Remove"

39. Section G2413.3 (402.3); add an exception to read as follows:

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EDH).

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40. Section G2415.10 (404.10); change to read as follows:

G2415.10 (404.10) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade.

41. Section G2415.10.1 (404.10.1); delete.

42. Section G2417.1 (406.1); change to read as follows:

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

43. Section G2417.4; change to read as follows:

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

44. Section G2417.4.1; change to read as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be not less than 3 psig (20 kPa gauge), or at the discretion of the Building Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, gauges shall utilize a dial with a minimum diaphragm diameter of three and one half inches (3 1/2"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and

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one-half inches (3 1/2"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi.

For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

45. Section G2417.4.2; change to read as follows:

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

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

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

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

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve ...{bulk of paragraph unchanged}... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

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

G2421.1 (410.1) Pressure regulators. A line pressure regulator shall be ... {bulk of paragraph unchanged}... approved for outdoor installation. Access to

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regulators shall comply with the requirements for access to appliances as specified in Section M1305.

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

49. Section G2422.1.2.3 (411.1.3.3); delete Exception 1 and Exception 4.

50. Section G2439.5 (614.6); change text to read as follows:

G2439.5 (614.6) Domestic clothes dryer exhaust ducts. Exhaust ducts for domestic clothes dryers shall conform to the requirements of Sections G2439.5.1 through G2439.5.7. The size of duct shall not be reduced along its developed length nor at the point of termination.

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

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

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

52. Section G2448.1.1 (624.1.1); change to read as follows:

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

53. Section P2503.6; change to read as follows:

P2503.6 Shower liner test. Where shower floors and receptors are made water tight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. The pipe from the shower drain shall be plugged water tight for the test. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.

54. Section P2603.6.1; change to read as follows:

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P2603.6.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

55. Section P2709.2; add Exception to read as follows:

Exception: Showers designed to comply with ICC/ANSI A117.1.

56. Section P2801.6; add Exception to read as follows:

Exceptions:

1. Elevation of the ignition source is not required for water heaters that are listed as flammable vapor resistant and for installation without elevation.
2. Electric Water Heater.

57. Section P2902.5.3; change to read as follows:

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

58. Section P3005.2.6; change to read as follows:

P3005.2.6 Upper Terminal. Each horizontal drain shall be provided with a cleanout at its upper terminal.

Exception: Cleanouts may be omitted on a horizontal drain less than five (5) feet (1524 mm) in length unless such line is serving sinks or urinals.

59. Section P3111; delete.

60. Section P3112.2; delete and replace with the following:

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P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drainboard shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

61. Section Appendix G; add Appendix G.

Appendix G, Swimming Pools, Spas and Hot Tubs.

### **Staff Recommendations**

Staff recommends the City Council to approve an Ordinance of the City Council of the City of Sachse, Texas, amending Chapter 3, Section 3-1.1 of the Code of Ordinances by adopting the provisions of the International Residential Code, 2009 Edition and the amendments to the International Residential Code, 2009 Edition.

# 2009 International Energy Conservation Code Adoption Report

## **Title**

Consider an Ordinance to the City of Sachse, Texas, amending Chapter 3, Section 3-1.2 of the Code of Ordinances by adopting the provisions of the International Energy Conservation Code, 2009 Edition and the amendments to the International Energy Conservation Code, 2009 Edition.

## **Executive Summary**

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the International Energy Conservation Code, 2009 Edition and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG) and those recommended by Staff.*

## **Background**

In May of 2005, the City of Sachse adopted the 2003 International Energy Conservation Code for regulating the design and construction of buildings for the effective use of energy of commercial and residential structures. The 2009 International Energy Conservation Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures within the built environment. The recommended code amendments from NCTCOG are to help to ensure clarity within the code, to be consistent with regional practices of the construction industry and to make certain that State and Federal requirements are met. The code amendments reflect the increasing demand for additional safeguards in the ever-evolving construction environment, with respect to the construction practices and the addition of new construction materials and methods. Many neighboring municipalities have either already adopted the 2009 International Energy Conservation Code or are in the process of adopting the code.

## **Policy Considerations**

In past presentations to City Council of the code adoption process, Staff introduced amendments recommended by NCTCOG that were added and considered new to this code cycle. Staff also presented a recommended change to the title section in this codebook. Below are all of the amended sections pertaining to the 2009 International Energy Conservation Code, those recommended by both NCTCOG and Staff.

The following sections of the International Energy Conservation Code, 2009 Edition, are hereby amended to read as follows:

1. Section 101.1; amend Section 101.1 to read as follows:

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101.1 Title. This code shall be known as the International Energy Conservation Code of the City of Sachse, Texas, and shall be cited as such. It is referred to herein as “this code”.

2. Section 103.1; add Section 103.1.1 to read as follows:

103.1.1 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

3. Section 202; add the following definition:

GLAZING AREA. Total area of the glazed fenestration measured using the rough opening and including sash, curbing or other framing elements that enclose conditioned space. Glazing area includes the area of glazed fenestration assemblies in walls bounding conditioned basements. For doors where the daylight opening area is less than 50 percent of the door area, the glazing area is the daylight opening area. For all other doors, the glazing area is the rough opening area for the door including the door and the frame.

4. Section 401.2, Item 1; change to read as follows:

1. Sections 402.1 through 402.3, 403.2.1 and 404.1 (prescriptive) and the use of Tables 402.1.1 and 402.1.3 are limited to a maximum glazing area of 15% window area to floor area ratio; or
2. {language unchanged}

5. Section 402.2; Add Section 402.2.12 to read as follows:

Section 402.2.12 Insulation installed in walls. Insulation batts installed in walls shall be totally surrounded by an enclosure on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.

6. Section 402.4.3; delete the section.

7. Section 405.4.1; add the following sentence to the end of paragraph:

## **2009 International Energy Conservation Code Adoption Report**

RemRate™, Energy Gauge™, and IC3 are deemed acceptable performance simulation programs.

### **Staff Recommendations**

Staff recommends the City Council to approve an ordinance of the City Council of the City of Sachse, Texas, amending Chapter 3, Section 3-1.2 of the Code of Ordinances by adopting the provisions of the International Energy Conservation Code, 2009 Edition and the amendments to the International Energy Conservation Code, 2009 Edition.

# 2009 International Plumbing Code Adoption Report

## **Title**

Consider an Ordinance to the City of Sachse, Texas, amending Chapter 3, Section 3-2 of the Code of Ordinances by adopting the provisions of the International Plumbing Code, 2009 Edition and the amendments to the International Plumbing Code, 2009 Edition.

## **Executive Summary**

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the International Plumbing Code, 2009 Edition and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG) and those recommended by Staff.*

## **Background**

In May of 2005, the City of Sachse adopted the 2003 International Plumbing Code for regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems for commercial structures. The 2009 International Plumbing Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures within the built environment. The recommended code amendments from NCTCOG are to help to ensure clarity within the code, to be consistent with regional practices of the construction industry and to make certain that State and Federal requirements are met. The code amendments reflect the increasing demand for additional safeguards in the ever-evolving construction environment, with respect to the construction practices and the addition of new construction materials and methods. Many neighboring municipalities have either already adopted the 2009 International Plumbing Code or are in the process of adopting the code.

## **Policy Considerations**

In past presentations to City Council of the code adoption process, Staff introduced amendments recommended by NCTCOG that were added and considered new to this code cycle. Staff also presented a recommended change to the title section in this codebook. Below are all of the amended sections pertaining to the 2009 International Plumbing Code, those recommended by both NCTCOG and Staff.

The following sections of the International Plumbing Code, 2009 Edition, are hereby amended to read as follows:

1. Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the International Plumbing Code of the City of Sachse, Texas, hereinafter referred to as "this code".

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2. Table of Contents, Chapter 7, Section 714; change to read as follows:

714 Engineered Computerized Drainage Design . . . . . 67

3. Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 13 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

4. Sections 106.6.2 and 106.6.3; change to read as follows:

106.6.2 Fee schedule. The fees for all plumbing work shall be as adopted by resolution of the governing body of the jurisdiction.

106.6.3 Fee Refunds. The code official shall establish a policy for authorizing the refunding of fees. {Delete balance of section}

5. Section 305.6.1; change to read as follows:

305.6.1 Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

6. Section 305.9; change to read as follows:

305.9 Protection of components of plumbing system. Components of a plumbing system installed within 3 feet (914 mm) along alleyways, driveways, parking garages or other locations in a manner in which they would be exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

7. Section 310.4; delete.

8. Section 310.5; delete.

## 2009 International Plumbing Code Adoption Report

9. Sections 312.10.1 and 312.10.2; change to read as follows:

312.10.1 Inspections. Annual inspections shall be made of all backflow prevention assemblies and air gaps to determine whether they are operable. In the absence of local provisions, the owner is responsible to ensure that testing is performed.

312.10.2 Testing. Reduced pressure principle backflow preventer assemblies, double check-valve assemblies, pressure vacuum breaker assemblies, reduced pressure detector fire protection backflow prevention assemblies, double check detector fire protection backflow prevention assemblies, hose connection backflow preventers, and spill-proof vacuum breakers shall be tested at the time of installation, immediately after repairs or relocation and at least annually. The testing procedure shall be performed in accordance with applicable local provisions. In the absence of local provisions, the owner is responsible to ensure that testing is done in accordance with one of the following standards:

{List of standards unchanged}

10. Section 314.2.1; change to read as follows:

314.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. ... {Text unchanged}... Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance.

11. Section 314.2.2; change to read as follows:

314.2.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polyethylene, ABS, CPVC, PVC or schedule 80 PVC pipe or tubing when exposed to ultra violet light. All components shall be selected for the pressure, and temperature and exposure rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of Chapter 7 relative to the material type. Condensate waste and drain line size shall not be less than  $\frac{3}{4}$ -inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 314.2.2. All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope.

## 2009 International Plumbing Code Adoption Report

12. Section 401.1; add a sentence to read as follows:

401.1 Scope. This chapter shall govern the materials, design and installation of plumbing fixtures, faucets and fixture fittings in accordance with the type of occupancy, and shall provide for the minimum number of fixtures for various types of occupancies. The provisions of this Chapter are meant to work in coordination with the provisions of the Building Code. Should any conflicts arise between the two chapters, the Code Official shall determine which provision applies.

13. Section 403.1; change to read as follows:

403.1 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 403.2.
3. Group E Occupancies: Shall be provided with fixtures as shown in Table 403.1.
4. Group R Occupancies: Shall be provided with fixtures as shown in Table 403.1.

It is recommended, but not required, that the minimum number of fixtures provided also comply with the number shown in Table 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

14. Section 405.6; delete.

15. Section 409.2; change to read as follows:

409.2 Water connection. The water supply to a commercial dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608.

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16. Section 410.1; change to read as follows:

410.1 Approval. Drinking fountains shall conform to ASME A112.19.1M, ASME A112.19.2M or ASME A112.19.9M, and water coolers shall conform to ARI 1010. Drinking fountains and water coolers shall conform to NSF 61, Section 9.

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

17. Section 412.4; change to read as follows:

412.4 Required location. Floor drains shall be installed in the following areas.

1. In public coin-operated laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.

18. Section 417.5; change to read as follows:

417.5 Shower floors or receptors. Floor surfaces shall be constructed of impervious, noncorrosive, nonabsorbent and waterproof materials.

Thresholds shall be a minimum of 2 inches (51 mm) and a maximum of 9 inches (229 mm), measured from top of the drain to top of threshold or dam. Thresholds shall be of sufficient width to accommodate a minimum twenty-two (22) inch (559 mm) door.

Exception: Showers designed to comply with ICC/ANSI A117.1.

19. Section 417.5.2; change to read as follows:

417.5.2 Shower lining. Floors under shower compartments, except where prefabricated receptors have been provided, shall be lined and made water tight utilizing material complying with Sections 417.5.2.1 through 417.5.2.5. Such liners shall turn up on all sides at least 3 inches (76 mm) above the finished threshold level and shall extend outward over the threshold and

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fastened to the outside of the threshold jamb. Liners shall be recessed and fastened to an approved backing so as not to occupy the space required for wall covering, and shall not be nailed or perforated at any point less than 1 inch (25 mm) above the finished threshold. Liners shall be pitched one-fourth unit vertical in 12 units horizontal (2-percent slope) and shall be sloped toward the fixture drains and be securely fastened to the waste outlet at the seepage entrance, making a water-tight joint between the liner and the outlet. The completed liner shall be tested in accordance with Section 312.9 and Section 417.7.

20. Section 417.7; add Section 417.7 to read as follows:

417.7 Test for shower receptors. Shower receptors shall be tested for water tightness by filling with water to the level of the rough threshold. The drain shall be plugged in a manner so that both sides of pans shall be subjected to the test at the point where it is clamped to the drain.

21. Section 419.3; change to read as follows:

419.3 Surrounding material. Wall and floor space to a point 2 feet (610 mm) in front of a urinal lip and 4 feet (1219 mm) above the floor and at least 2 feet (610 mm) to each side of the urinal shall be waterproofed with a smooth, readily cleanable, hard, nonabsorbent material.

22. Section 502.3; change to read as follows:

502.3 Water heaters installed in attics.

Attics containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the water heater. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm) , or larger where such dimensions are not large enough to allow removal of the water heater.

23. Section 502.6; Add Section 502.6 to read as follows:

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502.6 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

502.6.1 Illumination and convenience outlet. Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 502.1.

24. Section 504.6; change to read as follows:

504.6 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

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

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufacturer's installation instructions and installed with those instructions.

5. Discharge to an indirect waste receptor or to the outdoors. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.

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10. Not terminate less than 6 inches (152 mm) or more than 24 inches (610 mm) above grade nor more than 6 inches (152 mm) above the waste receptor.
  11. Not have a threaded connection at the end of such piping.
  12. Not have valves or tee fittings.
  13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
25. Section 604.4; add Section 604.4.1 to read as follows:
- 604.4.1 State maximum flow rate. Where the State mandated maximum flow rate is more restrictive than those of this section, the State flow rate shall take precedence.
26. Section 606.1; delete items #4 and #5.
27. Section 606.2; change to read as follows:
- 606.2 Location of shutoff valves. Shutoff valves shall be installed in the following locations:
1. On the fixture supply to each plumbing fixture other than bathtubs and showers in one- and two-family residential occupancies, and other than in individual sleeping units that are provided with unit shutoff valves in hotels, motels, boarding houses and similar occupancies.
  2. On the water supply pipe to each appliance or mechanical equipment.
28. Section 608.1; change to read as follows:
- 608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to applicable local regulations, Table 608.1, and as specifically stated in Sections 608.2 through 608.16.10.
29. Section 608.16.5; change to read as follows:
- 608.16.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a

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double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

30. Section 608.17; change to read as follows:

608.17 Protection of individual water supplies. An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. In the absence of other local regulations, installation shall be in accordance with Sections 608.17.1 through 608.17.8.

31. Section 610.1; add exception to read as follows:

610.1 General. New or repaired potable water systems shall be purged of deleterious matter and disinfected prior to utilization. The method to be followed shall be that prescribed by the health authority or water purveyor having jurisdiction or, in the absence of a prescribed method, the procedure described in either AWWA C651 or AWWA C652, or as described in this section. This requirement shall apply to "on-site" or "in-plant" fabrication of a system or to a modular portion of a system.

1. The pipe system shall be flushed with clean, potable water until dirty water does not appear at the points of outlet.
2. The system or part thereof shall be filled with a water/chlorine solution containing at least 50 parts per million (50 mg/L) of chlorine, and the system or part thereof shall be valved off and allowed to stand for 24 hours; or the system or part thereof shall be filled with a water/chlorine solution containing at least 200 parts per million (200 mg/L) of chlorine and allowed to stand for 3 hours.
3. Following the required standing time, the system shall be flushed with clean potable water until the chlorine is purged from the system.
4. The procedure shall be repeated where shown by a bacteriological examination that contamination remains present in the system.

Exception: With prior approval the Code Official may waive this requirement when deemed unnecessary by the Code Official.

32. Section 712.5; add Section 712.5 to read as follows:

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712.5 Dual Pump System. All sumps shall be automatically discharged and, when in any “public use” occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

33. Section 714, 714.1; change to read as follows:

### SECTION 714 ENGINEERED DRAINAGE DESIGN

714.1 Design of drainage system. The sizing, design and layout of the drainage system shall be permitted to be designed by approved design methods.

34. Section 802.4; add a sentence to the end of the paragraph to read as follows:

802.4 Standpipes. Standpipes shall be... {Text unchanged} ...drains for rodding. No standpipe shall be installed below the ground.

35. Section 904.1; change to read as follows:

904.1 Roof extension. All open vent pipes that extend through a roof shall be terminated at least six (6) inches (152 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

36. Section 906.1; delete Exception:

906.1 Distance of trap from vent. Each fixture trap shall have a protecting vent located so that the slope and the developed length in the fixture drain from the trap weir to the vent fitting are within the requirements set forth in Table 906.1.

37. Section 912.1; change to read as follows:

912.1 Type of fixture. A combination drain and vent system shall not serve fixtures other than floor drains, standpipes, and indirect waste receptors. Combination drain and vent systems shall not receive the discharge from a food waste grinder or clinical sink.

38. Section 1002.10; delete.

## 2009 International Plumbing Code Adoption Report

39. Section 1101.8; change to read as follows:

1101.8 Cleanouts required. Cleanouts shall be installed in the building storm drainage system and shall comply with the provisions of this code for sanitary drainage pipe cleanouts.

Exception: Subsurface drainage system.

40. Section 1106.1; change to read as follows:

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches (152 mm) per hour rainfall rate.

41. Section 1107.3; change to read as follows:

1107.3 Sizing of secondary drains. Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

42. Section 1202.1; delete Exception 2.

### **Staff Recommendations**

Staff recommends the City Council to approve an Ordinance of the City Council of the City of Sachse, Texas, amending Chapter 3, Section 3-2 of the Code of Ordinances by adopting the provisions of the International Plumbing Code, 2009 Edition and the amendments to the International Plumbing Code, 2009 Edition.

## 2009 International Mechanical Code Adoption Report

### **Title**

Consider an Ordinance to the City of Sachse, Texas, amending Chapter 3, Section 3-3 of the Code of Ordinances by adopting the provisions of the International Mechanical Code, 2009 Edition and the amendments to the International Mechanical Code, 2009 Edition.

### **Executive Summary**

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the International Mechanical Code, 2009 Edition and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG) and those recommended by Staff.*

### **Background**

In May of 2005, the City of Sachse adopted the 2003 International Mechanical Code for regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of mechanical systems for commercial structures. The 2009 International Mechanical Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures within the built environment. The recommended code amendments from NCTCOG are to help to ensure clarity within the code, to be consistent with regional practices of the construction industry and to make certain that State and Federal requirements are met. The code amendments reflect the increasing demand for additional safeguards in the ever-evolving construction environment, with respect to the construction practices and the addition of new construction materials and methods. Many neighboring municipalities have either already adopted the 2009 International Mechanical Code or are in the process of adopting the code.

### **Policy Considerations**

In past presentations to City Council of the code adoption process, Staff introduced amendments recommended by NCTCOG that were added and considered new to this code cycle. Staff also presented a recommended change to the title section in this codebook. Below are all of the amended sections pertaining to the 2009 International Mechanical Code, those recommended by both NCTCOG and Staff.

The following sections of the International Mechanical Code, 2009 Edition, are hereby amended to read as follows:

1. Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Sachse, Texas, hereinafter referred to as "this code".

## 2009 International Mechanical Code Adoption Report

2. Section 102.8; change to read as follows:

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

3. Section 304.6; delete.

4. Section 306.3; change to read as follows:

306.3 Appliances in attics. Attics containing appliances requiring access shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the Code Official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... {Remainder of section unchanged}

5. 306.5; change to read as follows:

306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access and appliances are installed on roofs or elevated structures at an aggregate height exceeding 16 feet (4877 mm), such access shall be provided by a permanent approved means of access. Permanent

## 2009 International Mechanical Code Adoption Report

exterior ladders providing roof access need not extend closer than 12 feet (3658 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall . . . {language unchanged}. . . on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). ... {Remaining language unchanged}.

6. Section 306.5.1; change to read as follows:

306.5.1 Sloped roofs. Where appliances, equipment, fans or other components that require service are installed on roofs having slopes greater than 4 units vertical in 12 units horizontal and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches (406 mm) in width with substantial cleats spaced not more than 16 inches (406 mm) apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code.

7. Section 306; add Section 306.6 to read as follows:

306.6 Water heaters above ground or floor. When the mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

306.6.1 Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 306.3.1.

8. Section 307.2.2; change to read as follows:

307.2.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC, PVC, or schedule 80

## 2009 International Mechanical Code Adoption Report

PVC pipe or tubing when exposed to ultra violet light. All components shall be selected for the pressure, temperature, and exposure rating of the installation.  
{Remaining language unchanged}

9. Section 307.2.3; amend item 2 to read as follows:

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

10. Section 403.2.1; add an item 5 to read as follows:

5. Toilet rooms within private dwellings that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

11. Section 501.2; add an exception to read as follows:

501.2 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified in Section 501.2.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.
3. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

12. Section 504.6; add a sentence at the end of the paragraph to read as follows:

## 2009 International Mechanical Code Adoption Report

504.6 Domestic clothes dryer ducts. Exhaust ducts for domestic clothes dryers shall conform to the requirements of Sections 504.6.1 through 504.6.7. The size of duct shall not be reduced along its developed length nor at the point of termination.

13. Section 607.5.1; change to read as follows:

607.5.1 Fire Walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 705.11 of the International Building Code shall be protected with listed fire dampers installed in accordance with their listing. For hazardous exhaust systems see Section 510.1 through 510.9.

### **Staff Recommendations**

Staff recommends the City Council to approve an Ordinance of the City Council of the City of Sachse, Texas, amending Chapter 3, Section 3-3 of the Code of Ordinances by adopting the provisions of the International Mechanical Code, 2009 Edition and the amendments to the International Mechanical Code, 2009 Edition.

## 2008 National Electrical Code Adoption Report

### **Title**

Consider an Ordinance to the City of Sachse, Texas, amending Chapter 3, Section 3-4 of the Code of Ordinances by adopting the provisions of the National Electrical Code, 2008 Edition and the amendments to the National Electrical Code, 2008 Edition.

### **Executive Summary**

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the National Electrical Code, 2008 Edition and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG). A draft ordinance to adopt the National Electrical Code, 2008 Edition and amendments to the code has been prepared and has been attached for your consideration and approval.*

### **Background**

In May of 2005, the City of Sachse adopted the 2002 National Electrical Code for regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of electrical equipment and systems for commercial and residential structures. The 2008 National Electrical Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures within the built environment. The recommended code amendments from NCTCOG are to help to ensure clarity within the code, to be consistent with regional practices of the construction industry and to make certain that State and Federal requirements are met. The code amendments reflect the increasing demand for additional safeguards in the ever-evolving construction environment, with respect to the construction practices and the addition of new construction materials and methods. Many neighboring municipalities have either already adopted the 2008 National Electrical Code or are in the process of adopting the code.

### **Policy Considerations**

In past presentations to City Council of the code adoption process, Staff introduced amendments recommended by NCTCOG that were added and considered new to this code cycle. Below are all of the amended sections pertaining to the 2008 National Electrical Code, those recommended by NCTCOG.

The following sections of the National Electrical Code, 2008 Edition, are hereby amended to read as follows:

1. Article 500.8(A)(3); change to read as follows:

## 2008 National Electrical Code Adoption Report

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

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

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

FPN No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than  $-25^{\circ}\text{C}$  ( $-13^{\circ}\text{F}$ ) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

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

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

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

2. Article 505.7(A) changed to read as follows:

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

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

FPN No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by

## 2008 National Electrical Code Adoption Report

505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

- (A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by a qualified Registered Licensed Professional Engineer.

### 3. Article 680.25(A) changed to read as follows:

680.25 Feeders. These provisions shall apply to any feeder on the supply side of panelboards supplying branch circuits for pool equipment covered in Part II of this article and on the load side of the service equipment or the source of a separately derived system.

- (A) Wiring Methods. Feeders shall be installed in rigid metal conduit, intermediate metal conduit, liquidtight flexible nonmetallic conduit, rigid polyvinyl chloride conduit, or reinforced thermosetting resin conduit. Electrical metallic tubing shall be permitted where installed on or within a building, and electrical nonmetallic tubing shall be permitted where installed within a building, or nonmetallic-sheathed cable or type SE cable shall be permitted where installed within or on the building served. Aluminum conduits shall not be permitted in the pool area where subject to corrosion.

{exception unchanged}

### **Staff Recommendations**

Staff recommends the City Council to approve an Ordinance of the City Council of the City of Sachse, Texas, amending Chapter 3, Section 3-4 of the Code of Ordinances by adopting the provisions of the National Electrical Code, 2008 Edition and the amendments to the National Electrical Code, 2008 Edition.

# 2009 International Fuel Gas Code Adoption Report

## **Title**

Consider an Ordinance to the City of Sachse, Texas, amending Chapter 3, Section 3-22 of the Code of Ordinances by adopting the provisions of the International Fuel Gas Code, 2009 Edition and the amendments to the International Fuel Gas Code, 2009 Edition.

## **Executive Summary**

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the International Fuel Gas Code, 2009 Edition and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG) and those recommended by Staff.*

## **Background**

In May of 2005, the City of Sachse adopted the 2003 International Fuel Gas Code for regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of fuel gas systems for commercial structures. The 2009 International Fuel Gas Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures within the built environment. The recommended code amendments from NCTCOG are to help to ensure clarity within the code, to be consistent with regional practices of the construction industry and to make certain that State and Federal requirements are met. The code amendments reflect the increasing demand for additional safeguards in the ever-evolving construction environment, with respect to the construction practices and the addition of new construction materials and methods. Many neighboring municipalities have either already adopted the 2009 International Fuel Gas Code or are in the process of adopting the code.

## **Policy Considerations**

In past presentations to City Council of the code adoption process, Staff introduced amendments recommended by NCTCOG that were added and considered new to this code cycle. Staff also presented a recommended change to the title section in this codebook. Below are all of the amended sections pertaining to the 2009 International Fuel Gas Code, those recommended by both NCTCOG and Staff.

The following sections of the International Fuel Gas Code, 2009 Edition, are hereby amended to read as follows:

1. Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Sachse, Texas, hereinafter referred to as "this code".

## 2009 International Fuel Gas Code Adoption Report

2. Section 102.2; add an exception to read as follows:

Exception: Existing dwelling units shall comply with Section 621.2.

3. Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

4. Section 304.10; change to read as follows:

304.10 Louvers and grilles. The required size of...{text unchanged}...the free area specified. Where the design and free area of louvers and grilles are not known, it shall be assumed that wood louvers will have 25-percent free area and metal louvers and grilles will have 50-percent free area. Screens shall have a mesh size not smaller than ¼ inch (6.4 mm). Nonmotorized louvers ...{remainder unchanged}

5. Section 304.11; change #8 to read as follows:

304.11 Combustion air ducts. Combustion air ducts shall comply with all of the following:

1. {text unchanged}
2. {text unchanged}
3. {text unchanged}
4. {text unchanged}
5. {text unchanged}
6. {text unchanged}
7. {text unchanged}
8. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 12 inches (305 mm) vertically from the adjoining ground level or the manufacturer's recommendation, whichever is more restrictive.

## 2009 International Fuel Gas Code Adoption Report

6. Section 305.5; delete the section.

7. Section 306.3; change to read as follows:

[M] 306.3 Appliances in attics. Attics containing appliances requiring access shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening.
2. Where the passageway is not less than ... {bulk of section to read the same}.

8. Section 306.5; change to read as follows:

[M] 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access and appliances are installed on roofs or elevated structures at an aggregate height exceeding 16 feet (4877 mm), such access shall be provided by a permanent approved means of access. Permanent exterior ladders providing roof access need not extend closer than 12 feet (3658 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). ... {Bulk of section to read the same}.

9. Section 306.5.1; change to read as follows:

[M] 306.5.1 Sloped roofs. Where appliances, equipment, fans or other components that require service are installed on roofs having slopes greater

## 2009 International Fuel Gas Code Adoption Report

than 4 units vertical in 12 units horizontal and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code.

10. Section 306; add Section 306.7 with exception and subsection 306.7.1 to read as follows:

306.7 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10 gallon water heater (or larger when approved by the code official) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

306.7.1. Illumination and convenience outlet. Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 306.3.1.

11. Section 401.5; add a second paragraph to read as follows:

Both ends of each section of medium pressure corrugated stainless steel tubing (CSST) shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING  
1/2 to 5 psi gas pressure  
Do Not Remove"

12. Section 402.3; add an exception to read as follows:

## 2009 International Fuel Gas Code Adoption Report

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EHD).

13. Section 404.10; change to read as follows:

404.10 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) top of pipe below grade.

14. Section 404.10.1; delete the section.

15. Section 406.1; change to read as follows:

406.1 General. Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 406.1.1 through 406.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the code official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

16. Section 406.4; change to read as follows:

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

17. Section 406.4.1; change to read as follows:

406.4.1 Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 1/2"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half

## 2009 International Fuel Gas Code Adoption Report

inches (3 1/2"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

18. Section 406.4.2; change to read as follows:

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

{Delete remainder of section}

19. Section 409.1; add Section 409.1.4 to read as follows:

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

20. Section 410.1; add a second paragraph and exception to read as follows:

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

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

21. Section 614.6; add a sentence to read as follows:

## 2009 International Fuel Gas Code Adoption Report

[M] 614.6 Domestic clothes dryer exhaust ducts. Exhaust ducts for domestic clothes dryers shall conform to the requirements of Sections 614.6.1 through 614.6.7. The size of duct shall not be reduced along its developed length nor at the point of termination.

22. Section 621.2; add exception as follows:

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

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

23. Section 624.1.1; change to read as follows:

624.1.1 Installation requirements. The requirements for water heaters relative to access, sizing, relief valves, drain pans and scald protection shall be in accordance with the International Plumbing Code.

### **Staff Recommendations**

Staff recommends the City Council to approve an ordinance of the City Council of the City of Sachse, Texas, amending Chapter 3, Section 3-22 of the Code of Ordinances by adopting the provisions of the International Fuel Gas Code, 2009 Edition and the amendments to the International Fuel Gas Code, 2009 Edition.

# 2009 International Property Maintenance Code Adoption Report

## **Title**

Consider an Ordinance to the City of Sachse, Texas, amending Chapter 3, Section 3-23 of the Code of Ordinances by adopting the provisions of the International Property Maintenance Code, 2009 Edition and the amendments to the International Property Maintenance Code, 2009 Edition.

## **Executive Summary**

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the International Property Maintenance Code, 2009 Edition and amendments to the codes. A draft ordinance to adopt the International Property Maintenance Code, 2009 Edition and amendments to the code has been prepared and has been attached for your consideration and approval.*

## **Background**

In May of 2005, the City of Sachse adopted the 2003 International Property Maintenance Code for regulating the maintenance of existing commercial and residential premises and structures. The 2009 International Property Maintenance Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures within the built environment. The recommended code amendments from Staff are to help to ensure clarity within this code. The code amendments reflect the increasing demand for additional safeguards as the expectancy for continual maintenance of existing structures and premises continues to be a priority. Many neighboring municipalities have either already adopted the 2009 International Property Maintenance Code or are in the process of adopting the code.

## **Policy Considerations**

In past presentations to City Council of the code adoption process, Staff introduced amendments that were added and considered new to this code cycle. Staff also presented a recommended change to the title section in this codebook. Below are all of the amended sections pertaining to the 2009 International Property Maintenance Code, which are recommended by Staff.

The following sections of the International Property Maintenance Code, 2009 Edition, are hereby amended to read as follows:

1. Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Sachse, Texas, hereinafter referred to as "this code".

## 2009 International Property Maintenance Code Adoption Report

2. Section 103.5; change to read as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the City of Sachse's Master Fee Schedule.

3. Section 112.4; change to read as follows:

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be criminally liable for such offense in a fine amount not to exceed the sum of Two Thousand Dollars (\$2,000).

4. Section 302.4; delete the section in its entirety.

5. Section (1) 302.14; change to read as follows:

304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

{Text of Exception unchanged}

6. Section 602.3; change to read as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, shall supply heat to the occupants thereof to maintain a temperature of not less than 68°.

{Text of Exceptions 1 and 2 unchanged}

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 68° during the period the spaces are occupied.

{Text of Exceptions 1 and 2 unchanged}

## **2009 International Property Maintenance Code Adoption Report**

### **Staff Recommendations**

Staff recommends the City Council to approve an Ordinance of the City Council of the City of Sachse, Texas, amending Chapter 3, Section 3-23 of the Code of Ordinances by adopting the provisions of the International Property Maintenance Code, 2009 Edition and the amendments to the International Property Maintenance Code, 2009 Edition.

## 2009 International Fire Code Adoption Report

### **Title**

Consider an Ordinance to the City of Sachse, Texas, amending Chapter 5, Section 5-1 of the Code of Ordinances by adopting the provisions of the International Fire Code, 2009 Edition and the amendments to the International Fire Code, 2009 Edition.

### **Executive Summary**

*Staff first discussed with City Council in May 2012 and again in August 2012, the need to adopt the International Fire Code, 2009 Edition and amendments to the codes; those amendments recommended by the North Central Texas Council of Governments (NCTCOG) and those recommended by Staff. A draft ordinance to adopt the International Fire Code, 2009 Edition and amendments to the code has been prepared and has been attached for your consideration and approval.*

### **Background**

In May of 2005, the City of Sachse adopted the 2003 International Fire Code for all structures and premises, both new and existing, in all matters related to occupancy and maintenance for the protection of lives and property from fire. The 2009 International Fire Code will enable Staff to continue to perform their jobs effectively, which will better serve the public by continuing to provide improved safety measures for conditions possibly causing or contributing to the start or spread of fire or protection of life from hazards incident to occupancy and maintenance are regulated. The recommended code amendments from NCTCOG are to help to ensure clarity within the code, to be consistent with regional practices related to occupancy and maintenance for the protection of lives and property from fire and to make certain that State and Federal requirements are met. Many neighboring municipalities have either already adopted the 2009 International Fire Code or are in the process of adopting the code.

### **Policy Considerations**

In past presentations to City Council of the code adoption process, Staff introduced amendments recommended by NCTCOG that were added and considered new to this code cycle. Staff also presented recommended changes to sections in this codebook that were contradictory to the City of Sachse Code of Ordinances and State Law. Below are all of the amended sections pertaining to the 2009 International Fire Code, those recommended by both NCTCOG and Staff.

The following sections of the International Fire Code, 2009 Edition, are hereby amended to read as follows:

- (1) Section R101.1; Insert jurisdiction name as follows:

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R101.1 Title. These regulations shall be known as the Fire Code of the City of Sachse, Texas, hereinafter referred to as "this code."

(2) Section 102.1; change #3 to read as follows:

3. Existing structures, facilities and conditions when required in Chapter 46 or in specific sections of this code.

(3) Section 102.7; Change to read as follows:

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 45 47 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

(4) Section 105.3.3; change to read as follows:

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

(5) Section 105.7; add Section 105.7.15 to read as follows:

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

(6) Section 109.3; change to read as follows:

109.3 Violations penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day that a violation continues after due noticed has been served shall be deemed a separate offense.

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- (7) Section 111.4; change to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine not to exceed Two Thousand Dollars (\$2,000.00).

- (8) Section 202; add new definition of ADDRESSABLE FIRE DETECTION SYSTEM as follows:

ADDRESSABLE FIRE DETECTION SYSTEM. Any system capable of providing identification of each individual alarm-initiating device. The identification shall be in plain English and as descriptive as possible to specifically identify the location of the device in alarm. The system shall have the capability of alarm verification.

- (9) Section 202; amend definition of AMBULATORY HEALTH CARE FACILITY as follows:

[B] AMBULATORY HEALTH 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. This group may include but not be limited to the following:

Dialysis centers

Sedation dentistry

Surgery centers

Colonic centers

Psychiatric centers

- (10) Section 202; add new definition of ANALOG ADDRESSABLE FIRE DETECTION SYSTEM as follows:

ANALOG ADDRESSABLE FIRE DETECTION SYSTEM. Any system capable of calculating a change in value by directly measurable quantities (voltage, resistance, etc.) at the sensing point. The physical analog may be conducted at the sensing point or at the main control panel. The system shall be capable of compensating for long-term changes in sensor response while maintaining a constant sensitivity. The compensation shall have a preset point at which a detector maintenance signal shall be transmitted to the control panel. The sensor shall remain capable of detecting and transmitting an alarm while in maintenance alert.

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- (11) Section 202; change definition of ATRIUM as follows:

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

- (12) Section 202; amend definition of FIRE WATCH as follows:

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

- (13) Section 202; add new definition of HIGH-RISE BUILDING to read as follows:

HIGH-RISE BUILDING. A building having any floors used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

- (14) 202; add new definition of SELF-SERVICE STORAGE FACILITY as follows:

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

- (15) Section 202; add new definition of STANDBY PERSONNEL as follows:

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

- (16) Section 307.2; change to read as follows:

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

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

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1. Texas Commission on Environmental Quality guidelines and/or restrictions.
  2. State, County, or Local temporary or permanent bans on open burning.
  3. Local written policies as established by the fire code official.
- (17) Section 307.4; change to read as follows:
- 307.4 Location. The location for open burning shall not be less than 300 feet (91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet (91 440 mm) of any structure.
- {exceptions unchanged}
- (18) Section 307.4.3, Exceptions: change to read as follows:
- Exceptions:
1. Portable outdoor fireplaces used at one- and two-family dwellings.
  2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.
- (19) Section 307.4.4; add Section 307.4.4 to read as follows:
- 307.4.4 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with Section 307.2.
- (20) Section 307.5; change to read as follows:
- 307.5 Attendance. Open burning, trench burns, bonfires or recreational fires shall be constantly attended until the... {remainder of section unchanged}
- (21) Section 308.1.4; change to read as follows:
- 308.1.4 Open-flame cooking devices. Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.
- Exceptions:
1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg)

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- [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 lbs (5 containers).
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs (2 containers).
  3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].
- (22) Section 308.1.6.2, Exception #3; change to read as follows:
- Exceptions:
1. LP-gas-fueled used for sweating pipe joints or removing paint in accordance with Chapter 38.
  2. Cutting and welding operations in accordance with Chapter 26.
  3. Torches or flame-producing devices in accordance with Section 308.1.3.
  4. Candles and open-flame decorative devices in accordance with Section 308.3.
- (23) Section 311.5; change to read as follows:
- 311.5 Placards. The fire code official is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards, as required by Section 311.5.1 through 311.5.5.
- (24) Section 401.3; add Section 401.3.4 to read as follows:
- 401.3.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.
- (25) Section 501.4; change to read as follows:
- 501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time

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of which construction has progressed beyond completion of the foundation of any structure.

- (26) Section 503.1.1; change to read as follows:

503.1.1 Buildings and facilities. Approved fire apparatus ...{text unchanged}... building or facility. Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a 10 feet (3048 mm) wide unobstructed pathway around the external walls of the structure.

{exception unchanged}

- (27) Section 503.2.1; change to read as follows:

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

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

- (28) Section 503.2.2; change to read as follows:

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

- (29) Section 503.3; change to read as follows:

503.3 Marking. Striping, signs, or other markings, when approved by the fire code official, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

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

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Where a curb is available, the striping shall be on the vertical face of the curb.

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

- (30) Section 503.4; change to read as follows:

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

- (31) Section 505.1; change to read as follows:

505.1 Address identification. Approved numerals of a minimum 6" height and of a color contrasting with the background designating the address shall be placed on all new and existing buildings or structures in a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways / access.

Where buildings do not immediately front a street, approved 6 inch height building numerals or addresses and 3-inch height suite / apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum 20 inch by 30 inch background on border.

Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width shall be 0.5 inches.

Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Exception:

R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches in height and a color contrasting with the background

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clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

- (32) Section 507.4; change to read as follows:

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

- (33) Section 507.5.4; change to read as follows:

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

- (34) Section 509.1.1; add new Section 509.1.1 to read as follows:

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

- (35) Section 603.3.2.1, Exception; change exception to read as follows:

Exception:

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The aggregate capacity limit shall be permitted to be increased to 3,000 gallons (11,356 L) in accordance with all requirements of Section 3404.2.9.5.1 and Chapter 34.

{Delete remainder of Exception}

- (36) Section 603.3.2.2; change to read as follows:

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

- (37) Section 704.1; change to read as follows:

704.1 Enclosure. Interior vertical shafts, including but not limited to stairways, elevator hoist ways, service and utility shafts, that connect two or more stories of a building shall be enclosed or protected in accordance with the codes in effect at the time of construction but, regardless of when constructed, not less than as required in Chapter 46. New floor openings in existing buildings shall comply with the International Building Code.

- (38) Section 807.4.3.2; change to read as follows:

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

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

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

- (39) Section 807.4.4.2; change to read as follows:

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

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

Exception:

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

(40) Section 901.6.1; add Section 901.6.1.1 to read as follows:

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

- 1 The piping between the Fire Department Connection (FDC) and the standpipe shall be hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the fire code official.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for

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Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.

6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (fire code official) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

(41) Section 901.7; change to read as follows:

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

(42) Section 901.10; add Section 901.10 to read as follows:

901.10 Discontinuation or change of service. Notice shall be made to the fire code official whenever contracted alarm services for monitoring of any fire alarm system is terminated for any reason, or a change in alarm monitoring provider occurs. Notice shall be made in writing to the fire code official by the building owner and alarm service provider prior to the service being terminated.

(43) Section 903.1.1; change to read as follows:

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to

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automatic sprinkler protection where recognized by the applicable standard, or as approved by the fire code official.

- (44) Section 903.2; add the following:

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. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoist ways. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

- (45) Section 903.2; delete the exception.

- (46) Section 903.2.9; add Section 903.2.9.3 to read as follows:

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

Exception:

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

- (47) Section 903.2.11; amend 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings 35 feet or more 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, that is located 35 feet (10 668mm) or more above the lowest level of fire department vehicle access.

Exceptions:

{Delete Exception}

Open parking structures in compliance with Section 406.3 of the International Building Code.

{Delete Exception}

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903.2.11.7 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.

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

903.2.11.9 Buildings over 6,000 sq.ft. An automatic sprinkler system shall be installed throughout all buildings with a building area over 6,000 sq.ft. For the purpose of this provision, fire walls shall not define separate buildings.

Exception:

Open parking garages in compliance with Section 406.3 of the International Building Code.

(48) Section 903.3.1.1.1; change to read as follows:

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

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. {Delete Item}
5. Elevator machine rooms, machinery spaces, and hoistways.

(49) Section 903.3.1.3; add the following:

903.3.1.3 NFPA 13D sprinkler systems. Where allowed, automatic sprinkler systems installed in one- and two-family dwellings and townhouses shall be installed throughout in accordance with NFPA 13D or in accordance with state law.

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- (50) 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.

- (51) Section 903.4; add a second paragraph after the exceptions to read as follows:

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

- (52) Section 903.4.2; add second paragraph to read as follows:

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

- (53) Section 903.6; add Section 903.6.3 to read as follows:

903.6.3 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.

- (54) Section 905.2; change to read as follows:

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

- (55) Section 905.3; add Section 905.3.8 and exception 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 (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

Exception:

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

- (56) Section 905.4, item 5; change to read as follows:

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 text unchanged}.

- (57) Section 905.4; add the following item 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.

- (58) Section 905.9; add a second paragraph after the exceptions to read as follows:

7. 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.

- (59) Section 906.1 {Where required}; change Exception to Item 1 as follows:

Exception: In R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2. through 6. where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

- (60) Section 907.1; add Section 907.1.4 to read as follows:

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

Exception:

Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

- (61) Section 907.2.1; change to read as follows:

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907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group A occupancies 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. Activation of fire alarm notification appliances shall:

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

(62) Section 907.2.3; change to read as follows:

907.2.3 Group E. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

(63) Section 907.2.3; change exception 1 and add exception 1.1 to read as follows:

Exceptions:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 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 1/2 or less years of age, see Section 907.2.6.)

(64) Section 907.2.13; change to read as follows:

907.2.13 High-rise buildings. Buildings with a floor used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2

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and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

(65) Section 907.2.13, Exception 3; change to read as follows:

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code, 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.

(66) Section 907.5.2; add Section 907.5.2.6 to read as follows:

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

(67) Section 907.7.1; add Section 907.7.1.1 to read as follows:

907.7.1.1 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 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 10-feet of the suppression system device.

(68) Section 907.7.5; add Section 907.7.5.2 to read as follows:

907.7.5.2 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.

(69) Section 910.1; change Exception 2 to read as follows:

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

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- (70) Section 910.2; add subsections 910.2.3 with exceptions and 910.2.4 to read as follows:

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

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

Exception: Buildings of noncombustible construction containing only noncombustible materials.

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

Exception: Buildings of noncombustible construction containing only noncombustible materials.

910.2.4 Exit access travel distance increase. Buildings and portions thereof used as a Group F-1 or S-1 occupancy where the maximum exit access travel distance is increased in accordance with Section 1016.3.

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

Group H, F-1 and S-1

- (72) Section 910.3.2.2; add 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.

- (73) Section 912.2; add Section 912.2.3 to read as follows:

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

- (74) Section 913.1; add second paragraph and exception to read as follows:

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior

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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.

(75) Section 1004.1.1; delete exception:

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.

{Delete Exception}

(76) Section 1007.1; add the following exception 4:

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

(77) Section 1008.1.9.3; Locks and Latches; add condition to the section as follows:

1008.1.9.3, Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. ...{text of conditions 1 through 3 unchanged}...

3.1. Where egress doors are used in pairs and positive latching is required, approved automatic flush bolts shall be permitted to be used, provided that both leaves achieve positive latching regardless of the closing sequence and the door leaf having the automatic flush bolts has no doorknobs or surface mounted hardware.

...{text of conditions 4 and 5 unchanged}...

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- (78) Section 1008.1.9.4; amend exceptions 3 and 4 as follows:

Exceptions:

...{Text of Exceptions 1 and 2 unchanged}...

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy, ...{remaining text unchanged}...
4. Where a pair of doors serves a Group B, F, M or S occupancy, ...{remaining text unchanged}...
5. ...{text unchanged}...

- (79) Section 1008.1.9.8; change to read as follows:

1008.1.9.8. Electromagnetically locked egress doors. Doors in the means of egress that are not otherwise required to have panic hardware in buildings with an occupancy in Group A, B, E, I-1, I-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with listed hardware that incorporates a built-in switch and meet the requirements below: ...{remaining text unchanged}...

- (80) Section 1015; add new section 1015.7 to read as follows:

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

- (81) Section 1016; add Section 1016.3 to read as follows:

1016.3 Roof vent increase. In buildings that are one story in height, equipped with automatic heat and smoke roof vents complying with Section 910 and equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the maximum exit access travel distance shall be 400 feet (122 m) for occupancies in Group F-1 or S-1.

- (82) Section 1018.1; add 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 with corridor smoke detection. 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.

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- (83) Section 1018.6; amend to read as follows:

1018.6 Corridor continuity. All corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms.

...{Exception unchanged}...

- (84) Section 1022.1; add exceptions 8 and 9 to read as follows:

8. In other than occupancy Groups H and I, a maximum of 50 percent of egress stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnected floors shall not be open to other floors.

9. In other than occupancy Groups H and I, interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall not be open to other stories.

- (85) Section 1022.9; change to read as follows:

1022.9 Smokeproof enclosures and pressurized stairways. In buildings required to comply with Section 403 or 405 of the IBC, each of the exit enclosures serving a story with a floor surface located more than 55 feet (16 764 mm) above the lowest level of fire ...{remainder of section unchanged}...

- (86) Section 1024.1; change to read as follows:

1024.1 General. Approved luminous egress path markings delineating the exit path shall be provided in buildings of Groups A, B, E, I, M and R-1 having occupied floors located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access in accordance with Sections 1024.1 through 1024.5.

- (87) Section 1026.6; amend exception 4 to read as follows:

Exceptions:

...{Exceptions 1 through 3 unchanged}...

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

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- (88) Section 1030.2; change to read as follows:

1030.2 Reliability. Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. Security devices affecting means of egress shall be subject to approval of the fire code official.

- (89) Section 1501.2; delete the section.

- (90) Section 1504.4; change to read as follows:

1504.4 Fire protection. New and existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system ... {remainder of section unchanged} ...

- (91) Section 2202.1 Definitions; add to definition of REPAIR GARAGE as follows:

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

- (92) Section 2204.1; change to read as follows:

2204.1 Supervision of dispensing. The dispensing of fuel at motor fuel-dispensing facilities shall be in accordance with the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2204.3.

At any time the qualified attendant of item #1 or #2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2204.3.

- (93) Section 2302; add a second paragraph to the definition of "High-Piled Combustible Storage" to read as follows:

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq.ft. that has a clear height in excess of 14 feet, making

## 2009 International Fire Code Adoption Report

it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified, a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

(94) Table 2306.2, footnote j; change text to read as follows:

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

(95) Section 3301.1.3; change to read as follows:

3301.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Only when approved for fireworks displays, storage and handling of fireworks as allowed in Section 3304 and 3308.
2. {Delete Exception}
3. The use of fireworks for approved displays as allowed in Section 3308.
4. {Delete Exception}

(96) Section 3302; change the definition of FIREWORKS to read as follows:

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

(97) Section 3403.6; add a sentence to read as follows:

3403.6 Piping systems. Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 3403.6.1 through 3403.6.11. An approved method of secondary containment shall be provided for underground tank and piping systems.

(98) Section 3404.2.9.5; add Section 3404.2.9.5.1 to read as follows:

3404.2.9.5.1 Combustible liquid storage tanks inside of buildings. The maximum aggregate allowable quantity limit shall be 3,000 gallons (11 356 L) of Class II or III combustible liquid for storage in protected aboveground

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tanks complying with Section 3404.2.9.7 when all of the following conditions are met:

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

The quantity of combustible liquid stored in tanks complying with this section shall not be counted towards the maximum allowable quantity set forth in Table 2703.1.1(1), and such tanks shall not be required to be located in a control area. Such tanks shall not be located more than two stories below grade.

(99) Section 3404.2.9.6.1; change to read as follows:

3404.2.9.6.1 Locations where above-ground tanks are prohibited. The storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in accordance with the City of Sachse Zoning Ordinance (Ordinance No. 1255) EXHIBIT 1, ARTICLE 3. [DISTRICTS]

(100) Section 3404.2.11.5; add a sentence to read as follows:

3404.2.11.5 Leak prevention. Leak prevention for underground tanks shall comply with Sections 3404.2.11.5.1 through 3404.2.11.5.3. An approved method of secondary containment shall be provided for underground tank and piping systems.

(101) Section 3404.2.11.5.2; change to read as follows:

3404.2.11.5.2 Leak detection. Underground storage tank systems shall be provided with an approved method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 3404.2.11.5.3.

(102) Section 3404.2.11.5; add Section 3404.2.11.5.3 to read as follows:

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3404.2.11.5.3 Observation wells. Approved sampling tubes of a minimum 6 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling sump at the corners of the excavation with a minimum of 4 sumps. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

(103) Section 3406.2.4.4; change to read as follows:

Section 3406.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and Class II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in accordance with the City of Sachse Zoning Ordinance (Ordinance No. 1255) EXHIBIT 1, ARTICLE 3. [DISTRICTS]

(104) Section 3406.5.4; delete Section 3406.5.4.5 and replace with the following:

3406.5.4.5 Commercial, industrial, governmental or manufacturing. Dispensing of Class II and III motor vehicle fuel from tank vehicles into the fuel tanks of motor vehicles located at commercial, industrial, governmental or manufacturing establishments is allowed where permitted, provided such dispensing operations are conducted in accordance with Sections 3406.5.4.5.1 through 3406.5.4.5.3.

3406.5.4.5.1 Site requirements.

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

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- d. information regarding slope, natural drainage, curbing, impounding and how a spill will be retained upon the site property; and,
  - e. the scale of the site plan.
3. The Code Official is authorized to impose limits upon: the times and/or days during which mobile fueling operations are allowed to take place and specific locations on a site where fueling is permitted.
  4. Mobile fueling operations shall be conducted in areas not generally accessible to the public.
  5. Mobile fueling shall not take place within 15 feet (4.572 m) of buildings, property lines, or combustible storage.

### 3406.5.4.5.2 Refueling Operator Requirements.

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

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8. Tanker vehicles shall be equipped with a fuel limit switch such as a count-back switch, limiting the amount of a single fueling operation to a maximum of 500 gallons (1893 L) between resetting of the limit switch.

Exception:

Tankers utilizing remote emergency shut-off device capability where the operator constantly carries the shut-off device which, when activated, immediately causes flow of fuel from the tanker to cease.

9. Persons responsible for dispensing operations shall be trained in the appropriate mitigating actions in the event of a fire, leak, or spill. Training records shall be maintained by the dispensing company and shall be made available to the fire code official upon request.
10. Operators of tank vehicles used for mobile fueling operations shall have in their possession at all times an emergency communications device to notify the proper authorities in the event of an emergency.

### 3406.5.4.5.3 Operational Requirements.

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

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9. The Code Official and other appropriate authorities shall be notified when a reportable spill or unauthorized discharge occurs.

(105) Section 3506.2; change to read as follows:

Section 3506.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in accordance with the City of Sachse Zoning Ordinance (Ordinance No. 1255) EXHIBIT 1, ARTICLE 3. [DISTRICTS]

(106) Section 3803.2.1; add Section 3803.2.1.8 to read as follows:

3803.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies. Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

(107) Section 3804.2, change to read as follows:

Section 3804.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570L) in accordance with the City of Sachse Zoning Ordinance (Ordinance No. 1255) EXHIBIT 1, ARTICLE 3. [DISTRICTS]

Exceptions:

1. {existing text unchanged}
2. Except as permitted in 308 and 3804.3.2, LP-gas containers are not permitted in residential areas.

(108) Section 3804.3; add Section 3804.3.2 to read as follows:

3804.3.2 Spas, Pool Heaters and other listed devices. Where natural gas service is not available, an LP-Gas container is allowed to be used to supply spa and pool heaters or other listed devices. Such container shall not exceed 250-gallon water capacity per lot. See Table 3804.3 for location of containers.

Exception:

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

(109) Table 4604.7, footnote a; change to read as follows:

- a. Buildings constructed under the 2003 or 2006 IBC and equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

(110) Section 4604.23; change to read as follows:

4604.23 Egress path markings. Existing buildings of Groups A, B, E, I, M, and R-1 having occupied floors located more than 75 55 feet (22 860 mm) (16 764 mm) above the lowest level of fire department vehicle access shall be provided with luminous egress path markings in accordance with Section 1024.

Exception:

Open, unenclosed stairwells in historic buildings designated as historic under a state or local historic preservation program.

### **Staff Recommendations**

Staff recommends the City Council to approve an Ordinance of the City Council of the City of Sachse, Texas, amending Chapter 5, Section 5-1 of the Code of Ordinances by adopting the provisions of the International Fire Code, 2009 Edition and the amendments to the International Fire Code, 2009 Edition.



Legislation Details (With Text)

**File #:** 12-1135      **Version:** 1      **Name:** Employee Recognition  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 9/28/2012      **In control:** City Council  
**On agenda:** 10/15/2012      **Final action:**  
**Title:** Recognize employees for their service to the City of Sachse.

Executive Summary  
Each quarter the City Council recognizes the Employee of the Quarter and employees with 5, 10, 15, and 20 year service anniversaries.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Title  
Recognize employees for their service to the City of Sachse.

*Executive Summary*  
Each quarter the City Council recognizes the Employee of the Quarter and employees with 5, 10, 15, and 20 year service anniversaries.

Background

**5 Year Service Award**

**Winona Parish- Human Resources Clerk**

When Winona began as a Human Resources Clerk 5 years ago she brought a great attitude and willingness to help with her. In the last 5 years the H.R. Dept. has grown, along with the City, and Winona has not missed a beat. Winona is an exemplary employee that consistently goes above and beyond the duties expected of her. She is truly the glue that holds the Human Resources family together.

**Teresa O’Neal- Animal Control Supervisor**

When Terri began as our Animal Control Supervisor; the Sachse Animal Shelter was in need of some attention and leadership. She has taken the time and used her experience and knowledge to turn our Animal Control Division in to the great department it is today. Her passion for her job is matched only by her passion for animals.

**10 Year Service Award**

**Chris Burns- Police Sergeant**

Sergeant Chris Burns came to the City as a patrol officer 10 years ago and has since

advanced to become Our Detective Sergeant. He currently leads our Criminal Investigations Division. He has lead CID through some of our most high profile cases. In addition to being the lead in CID Chris is also in charge of our Special Response Unit and is one of our primary firearm instructors.

### **Employee of the Quarter**

#### **Kerry Sexton- Police Officer**

In a time that the Police Department was experiencing staffing issues in dispatch Kerry went above and beyond his regular duties to help. With previous experience as a dispatcher, Kerry volunteered his abilities to help cover shifts in Dispatch. Kerry has exhibited a positive and "whatever it takes" attitude while in dispatch that have been contagious with the rest of the crew. His dependability has also been rock solid, since working in dispatch Kerry has not missed a single shift. His ability to step up and go above and beyond have proven him to be a tremendous asset the both the Police Department and the City.

#### Policy Considerations

None

#### Budgetary Considerations

None

#### Staff Recommendations

Staff recommends that presentations be made by Mayor Felix.



Legislation Details (With Text)

**File #:** 12-1122      **Version:** 1      **Name:** CD - MONTHLY STAFF BRIEFING  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 9/20/2012      **In control:** City Council  
**On agenda:** 10/15/2012      **Final action:**  
**Title:** Staff Briefing: Sachse Community Development Department

Executive Summary

Each month a briefing is given to City Council providing an update of activities and events for a specific department. This month the Community Development Department will brief the council on Community Development and Facilities Maintenance.

Sponsors:

Indexes:

Code sections:

**Attachments:** [CD - SUP WORKSHOP - PRESENTATION.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Staff Briefing: Sachse Community Development Department

*Executive Summary*

*Each month a briefing is given to City Council providing an update of activities and events for a specific department. This month the Community Development Department will brief the council on Community Development and Facilities Maintenance.*

Background

Each month a briefing is given to City Council providing an update of activities and events for a specific department. This month the Community Development Department will brief the council on Community Development and Facilities Maintenance.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

None required.



## **CITY COUNCIL MEETING**

OCTOBER 15, 2012

### **OUTLINE**

- ❑ Recap of Previous Meeting & Direction Provided by City Council
- ❑ Summary of Proposed Changes
  - Administrative Issues
  - Policy Issues
- ❑ Comments & Questions
- ❑ Next Steps



## **RECAP (PREVIOUS MEETING)**

- Discussion of both administrative and policy changes necessary to achieving our goal of finding a balance between necessary oversight and streamlining our process
- City Council directed to staff to return with options to consider



## **POLICY CONSIDERATIONS SUMMARY OF CHANGES**

- Chapter 4, Article 3, Section 11
  - 11.1 General Description
  - 11.2 Use Regulations
  - 11.3 Uses in I-2 Only
  - 11.4 Temporary Special Use Permits
  - 11.5 Conformance Regulations
  - 11.6 Amendment to the Zoning Ordinance
  - 11.7 Restrictions and Conditions for Private Clubs



## **POLICY CONSIDERATIONS**

### **SUMMARY OF ADMINISTRATIVE CHANGES**

#### □ 11.1 General Description

##### Changes Proposed

- *Addition of the language: "Special Use Permits shall be required for any use designated as such in Schedule I, Permitted Uses."*



## **POLICY CONSIDERATIONS**

### **SUMMARY OF ADMINISTRATIVE CHANGES**

#### □ 11.2 Use Regulations

##### Changes Proposed

- Deletion of ambiguous language that can be construed as meaning a Special Use Permit is an option to permit any use not permitted in a zoning district.
- Regulations pertaining to "Check cashing business, payday advance/loan business and car title loan business" uses were relocated to a new section in Article 4 of the Zoning Ordinance, which created to contain all Use-Specific Supplementary Standards.



## **POLICY CONSIDERATIONS**

### **SUMMARY OF ADMINISTRATIVE CHANGES**

#### □ 11.3 Uses in I-2 Only

##### Changes Proposed

- These uses were relocated to the Permitted Uses table and noted as only being permitted with an SUP in the General Industrial (I-2) zoning district.
- Definitions were also created in Article 2 of the Zoning Ordinance where needed to further clarify each of these uses.



## **POLICY CONSIDERATIONS**

### **SUMMARY OF ADMINISTRATIVE CHANGES**

#### □ 11.4 Temporary Special Use Permits

##### Changes Proposed

- Removal of references to Produce Stands and Christmas Tree Lots, as these uses are already regulated by Chapter 4, Section 4-12.



## **POLICY CONSIDERATIONS**

### **SUMMARY OF ADMINISTRATIVE CHANGES**

#### □ 11.5 Conformance Regulations

##### Changes Proposed

- The reference to a Site Plan requirement was removed and replaced with the identical Concept Plan requirements located in the Planned Development section of the Zoning Ordinance. The Concept Plan will be included as an exhibit in the Special Use Permit and approved as such.
- The requirements listed for Landscape Plan approval were removed as these already exist elsewhere in the Zoning Ordinance.



## **POLICY CONSIDERATIONS**

### **SUMMARY OF ADMINISTRATIVE CHANGES**

#### □ 11.6 Amendment to the Zoning Ordinance

##### Changes Proposed

- This section was deleted in its entirety as it is already contained in Section 11.1.



## **POLICY CONSIDERATIONS**

### **SUMMARY OF ADMINISTRATIVE CHANGES**

- 11.7 Restrictions and Conditions for Private Clubs

#### Changes Proposed

- Regulations pertaining to "Private Clubs" uses were relocated to a new section in Article 4 of the Zoning Ordinance, which created to contain all Use-Specific Supplementary Standards.



## **POLICY CONSIDERATIONS**

### **SUMMARY OF POLICY CHANGES**

- New Approval Process—Conditional Use Permit (CUP)

#### Summary

- Would **not** be a change in Zoning
- Only granted for the particular applicant/tenant of the property (i.e., does not “run with the land”)



## POLICY CONSIDERATIONS

### SUMMARY OF POLICY CHANGES

- New Approval Process—Conditional Use Permit (CUP)

Summary

- Would **not** be a change in Zoning
- Only granted for the particular applicant/tenant of the property (i.e., does not “run with the land”)



## POLICY CONSIDERATIONS

### SUMMARY OF POLICY CHANGES

*\*\*\*\*Proposed for discussion purposes only\*\*\*\**

	<b>OP</b>	<b>MXD</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>
Movie theater / theater / cinema	<b>S</b> <b>C</b>	<b>S</b> <b>C</b>	“-” <b>C</b>	“-” <b>C</b>		
Reception facility		<b>S</b> <b>C</b>	<b>S</b> <b>C</b>	<b>S</b> <b>C</b>	<b>S</b> <b>X</b>	
Grocery / supermarket	X	X	<b>S</b> <b>C</b>	X		
Restaurant, drive-through	S	<b>S</b> <b>C</b>	<b>S</b> <b>C</b>	<b>S</b> <b>C</b>	<b>S</b> “-”	
Retail sales with outdoor display	S	S	<b>S</b> <b>C</b>	<b>S</b> <b>C</b>	X	



## **STAFF RECOMMENDATION**

Staff recommends City Council offer direction regarding amending the Zoning Ordinance pertaining to Special Use Permits.





Legislation Details (With Text)

**File #:** 12-1161      **Version:** 1      **Name:** Purchase of LifePak 15 cardiac monitor/defibrillator  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 10/9/2012      **In control:** Fire  
**On agenda:** 10/15/2012      **Final action:**

**Title:** Discuss and consider a resolution of the City Council of the City of Sachse, approving a thirty-six (36) month lease/purchase for two (2) LIFEPAK 15 monitor/defibrillators from PHYSIO-CONTROL, INC.; and providing for an effective date.

Executive Summary  
Discuss and consider the lease/purchase of two (2) LIFEPAK 15 cardiac monitor/defibrillators.

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:** [51SACHSE Resolution Re Lease Purchase of 2 LIFEPAK 15 Monitor Defibrillators57611.pdf](#)  
[LP 15 quote.pdf](#)  
[Zero to 360 promo flyer.pdf](#)  
[Discuss and Consider.pdf](#)

Date	Ver.	Action By	Action	Result
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**Title**

Discuss and consider a resolution of the City Council of the City of Sachse, approving a thirty-six (36) month lease/purchase for two (2) LIFEPAK 15 monitor/defibrillators from PHYSIO-CONTROL, INC.; and providing for an effective date.

**Executive Summary**

*Discuss and consider the lease/purchase of two (2) LIFEPAK 15 cardiac monitor/defibrillators.*

**Summary**

In the FY 2013 budget, the City Council authorized \$25,000 for the purchase of one cardiac monitor/defibrillator. The Fire Department has researched the available cardiac monitor/defibrillators on the market and has chosen the LIFEPAK 15 cardiac monitor/defibrillator from PHYSIO-CONTROL, INC. The LIFEPAK 15 monitor/defibrillator is the standard in emergency care. The purchase price of a single LIFEPAK 15 monitor/defibrillator is 33,717.05. Physio-Control is offering 0% interest leasing on all LIFEPAK 15 monitor/defibrillators, accessories and disposables. Lease terms are 3- or a 5-year option, interest-free and require a minimum purchase of \$60,000. A thirty-six (36) month lease/purchase of two (2) LIFEPAK 15 monitor/defibrillators for a total price of \$64,821.00 results in a \$1,800.59 monthly lease payment or annual encumbrance of \$21,607.00 for FY 2013, FY2014 and FY 2015.

### Background

Sachse Fire Rescue currently operates two Physio-Control Lifepak 12 cardiac monitors/defibrillators.

These units were purchased in 2001 as DEMO units at a cost of \$19,639. We have maintained service agreements at an annual cost of \$2,350 for each. These monitors have limited communication abilities, delaying our ability to send an EKG to local hospitals, which in turn delays treatment. The company has discontinued the Lifepak 12 model and starting October 2012, they will stop manufacturing parts and providing software upgrades.

### Policy Considerations

Replacement of two Physio-Control Lifepak 12 cardiac monitors/defibrillators that are no longer capable of operating at the current standard level of care. These monitors will be traded in to reduce the cost of the new ones.

### Budgetary Considerations

A total of \$64,821.00 is required for these purchases. A third of the monies for this purchase were budgeted in the FY2013 budget. An additional \$21,607.00 for FY2014 and FY 2015 will be required to complete the 36 month lease.

### Staff Recommendations

Staff recommends, the approval of a resolution of the City Council of the City of Sachse, approving a thirty-six (36) month lease/purchase for two (2) LIFEPAK 15 monitor/defibrillators from PHYSIO-CONTROL, INC.; and providing for an effective date.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, APPROVING A THIRTY-SIX (36) MONTH LEASE/PURCHASE FOR TWO (2) LIFEPAK 15 MONITOR/DEFIBRILLATORS FROM PHYSIO-CONTROL, INC.; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, it is the responsibility of the City of Sachse to provide and authorize funds for its Fire Department to have the standard in emergency life saving equipment for the health and safety of its citizens;

**WHEREAS**, the City Council of the City of Sachse has been presented with a proposed lease/purchase of two (2) LIFEPAK 15 Monitor/Defibrillators from PHYSIO-CONTROL, Inc., at a total cost of \$64,821.00, resulting in monthly lease payments of \$1,800.59 or an annual encumbrance of \$21,607.00 for FY2013, FY2014 and FY2015; and

**WHEREAS**, upon full review and consideration, the City Council approves the lease/purchase of two (2) LIFEPAK 15 Monitor/Defibrillators from PHYSIO-CONTROL, Inc., under the terms stated above.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:**

**SECTION 1.** The Fire Department is authorized to lease/purchase two (2) LIFEPAK 15 Monitor/Defibrillators from PHYSIO-CONTROL, Inc., at a total cost of \$64,821.00, resulting in monthly lease payments of \$1,800.59 or an annual encumbrance of \$21,607.00 for FY2013, FY2014 and FY2015.

**SECTION 2.** The City Manager is hereby authorized to execute all documents relating to the lease/purchase of the two (2) LIFEPAK 15 Monitor/Defibrillators from PHYSIO-CONTROL, Inc., under the terms stated above

**SECTION 3.** This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Sachse, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF SACHSE, TEXAS

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Mike Felix, Mayor

ATTEST:

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Terry Smith, City Secretary



**Physio-Control, Inc.**  
 11811 Willows Road NE  
 P.O. Box 97023  
 Redmond, WA 98073-9723 U.S.A  
 www.physio-control.com  
 www.medtronic.com  
 tel 800.442.1142  
 fax 800.732.0956

To: Lieutenant Robert Knappage, EMT-P  
 Operations/EMS/Fire Prevention  
 City of Sachse Fire Department  
 5560 Hwy 78  
 SACHSE, TX 75048  
 Phone: (972) 461-9802  
 rknappage@cityofsachse.com

**Quote#:** 1-235311445  
**Rev#:** 3  
**Quote Date:** 08/08/2012  
**Sales Consultant:** Elizabeth Roberts  
 800-442-1142 x 72438  
**FOB:** Redmond, WA

**Terms:** All quotes subject to credit approval and the following terms & conditions

**0-360 Leasing Promo (RP-0-360)**

**Contract:** None

**Exp Date:** 11/06/2012

Line	Catalog # / Description	Qty	Price	Unit Disc	Trade-In	Unit Price	Ext Total
1	<b>99577-000056 - LP15 MONITOR/DEFIB, CPR, Pace, to 360J, SPO2/CO/MetHb, 12L GL, NIBP, CO2, Trend</b>  INCLUDED AT NO CHARGE: 2 PAIR QUIK-COMBO ELECTRODES PER UNIT - 11996-000091, TEST LOAD - 21330-001365, Service Manual CD-ROM 21340-000438, ShipKit- 41577-000136. HARD PADDLES, BATTERIES AND CARRYING CASE NOT INCLUDED.	2	\$36,595.00	\$3,659.50	\$3,000.00	\$29,935.50	\$59,871.00
2	<b>11140-000052 - LP 15 ADAPTER- REDI-CHARGE BATTERY CHARGER</b>  LP 15 ADAPTER- REDI-CHARGE BATTERY CHARGER	2	\$175.00	\$17.50	\$0.00	\$157.50	\$315.00
3	<b>21330-001176 - LI-ION BATTERY 5.7 AMP HOUR CAPACITY</b>  RECHARGEABLE LITHIUM-ION, WITH FUEL GAUGE	10	\$400.00	\$40.00	\$0.00	\$360.00	\$3,600.00
4	<b>11996-000323 - MASIMO SET RED LNCS PATIENT CABLE - 4 FEET</b>  RED LNC-04,PATIENT CABLE,4FT,REF 2055	2	\$190.00	\$19.00	\$0.00	\$171.00	\$342.00
5	<b>11577-000002 - KIT - CARRY BAG, MAIN BAG</b>  ACCESSORY 11577-000002 LP15 KIT CRY BAG. Includes shoulder strap 11577-000001	2	\$268.00	\$26.80	\$0.00	\$241.20	\$482.40
6	<b>11220-000028 - Top Pouch</b>  Storage for sensors and electrodes. Insert in place of standard paddles.	2	\$48.00	\$4.80	\$0.00	\$43.20	\$86.40
7	<b>11260-000039 - KIT - CARRY BAG, REAR POUCH</b>  KIT - CARRY BAG, REAR POUCH	2	\$69.00	\$6.90	\$0.00	\$62.10	\$124.20

SUB TOTAL \$64,821.00  
 ESTIMATED TAX \$0.00  
 ESTIMATED SHIPPING & HANDLING \$0.00  
**GRAND TOTAL \$64,821.00**

Trade-in Detail			
Product	Qty	Unit Value	Total Value
<b>Pricing Summary Totals</b>			
List Price:			\$78,690.00
Trade-ins:			- \$6,000.00

Cash Discounts:

- \$7,869.00

**GRAND TOTAL FOR THIS QUOTE**

**\$64,821.00**

**TO PLACE AN ORDER, PLEASE FAX A COPY OF THE QUOTE AND PURCHASE ORDER TO:  
# 800-732-0956, ATTN: REP SUPPORT**

PHYSIO-CONTROL, INC. REQUIRES WRITTEN VERIFICATION OF THIS ORDER. A PURCHASE ORDER IS REQUIRED ON ALL ORDERS \$10,000 OR GREATER BEFORE APPLICABLE FREIGHT AND TAXES. THE UNDERSIGNED IS AUTHORIZED TO ACCEPT THIS ORDER IN ACCORDANCE WITH THE TERMS AND PRICES DENOTED HEREIN. SIGN TO THE RIGHT:

\_\_\_\_\_  
CUSTOMER APPROVAL (AUTHORIZED SIGNATURE)

\_\_\_\_\_  
NAME

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

Ref. Code: JS//1-3W3IWT

**Notes:**

Taxes, shipping and handling fees are estimates only and are subject to change at the time of order. Shipping and handling applies to ground transport only. Physio-Control will assess a \$10 handling fee on any order less than \$200.00.

Above pricing valid only if all items in quote are purchased (optional items not required).

To receive a trade-in credit, Buyer agrees to return the trade-in device(s) within 30 days of receipt of the replacement device(s) to Physio-Control's place of business or to an authorized Physio-Control representative. Physio-Control will provide instructions for returning the device(s) and will pay for the associated shipping cost.

In the event that trade-in device(s) are not received by Physio-Control within the 30-day window, Buyer acknowledges that this quote shall constitute a purchase order and agrees to be invoiced for the amount of the trade-in discount. Invoice shall be payable upon receipt.

Items listed above at no change are included as part of a package discount that involves the purchase of a bundle of items. Buyer is solely responsible for appropriately allocating the discount extended on the bundle when fulfilling any reporting obligations it might have.

If Buyer is ordering service, Buyer affirms reading and accepts the terms of the Physio-Control, Inc. Technical Service Support Agreement which is available from your sales representative or <http://www.physio-control.com/uploadedFiles/products/service-plans/TechnicalServiceAgreement.pdf>

**0-360 LEASING PROMOTION DETAILS:**

**Subject to credit approval.**

**All taxes and shipping/handling charges due with initial payment**

**36 monthly payments of \$ 1800.59 or 60 monthly payments of \$ 1080.35**

**TRADE-IN INFORMATION:**

**2- LP12 13351738, LP12 SN30124024**

## **TERMS OF SALE**

### **General Terms**

Physio-Control, Inc.'s acceptance of the Buyer's order is expressly conditioned on product availability and the Buyer's assent to the terms set forth in this document and its attachments. Physio-Control, Inc. agrees to furnish the goods and services ordered by the Buyer only on these terms, and the Buyer's acceptance of any portion of the goods and services covered by this document shall confirm their acceptance by the Buyer. These terms constitute the complete agreement between the parties and they shall govern any conflicting or ambiguous terms on the Buyer's purchase order or on other documents submitted to Physio-Control, Inc. by the Buyer. These terms may only be revised or amended by a written agreement signed by an authorized representative of both parties.

### **Pricing**

Unless otherwise indicated in this document, prices of goods and services covered by this document shall be Physio-Control, Inc. standard prices in effect at the time of delivery. Prices do not include freight insurance, freight forwarding fees, taxes, duties, import or export permit fees, or any other similar charge of any kind applicable to the goods and services covered by this document. Sales or use taxes on domestic (USA) deliveries will be invoiced in addition to the price of the goods and services covered by this document unless Physio-Control, Inc. receives a copy of a valid exemption certificate prior to delivery. Please forward your tax exemption certificate to the Physio-Control, Inc. Tax Department P.O. Box 97006, Redmond, Washington 98073-9706.

### **Payment**

Unless otherwise indicated in this document or otherwise confirmed by Physio-Control, Inc. in writing, payment for goods and services supplied by Physio-Control, Inc. shall be subject to the following terms:

- Domestic (USA) Sales - Upon approval of credit by Physio-Control, Inc., 100% of invoice due thirty (30) days after invoice date.
- International Sales - Sight draft or acceptable (confirmed) irrevocable letter of credit.

Physio-Control, Inc. may change the terms of payment at any time prior to delivery by providing written notice to the Buyer.

### **Delivery**

Unless otherwise indicated in this document, delivery shall be FOB Physio-Control, Inc. point of shipment and title and risk of loss shall pass to the Buyer at that point. Partial deliveries may be made and partial invoices shall be permitted and shall become due in accordance with the payment terms. In the absence of shipping instructions from the Buyer, Physio-Control, Inc. will obtain transportation on the Buyer's behalf and for the Buyer's account.

### **Delays**

Delivery dates are approximate. Physio-Control, Inc. will not be liable for any loss or damage of any kind due to delays in delivery or non-delivery resulting from any cause beyond its reasonable control, including but not limited to, acts of God, labor disputes, the requirements of any governmental authority, war, civil unrest, terrorist acts, delays in manufacture, obtaining any required license or permit, and Physio-Control, Inc. inability to obtain goods from its usual sources. Any such delay shall not be considered a breach of Physio-Control, Inc. and the Buyer's agreement and the delivery dates shall be extended for the length of such delay.

### **Inspections and Returns**

Claims by the Buyer for damage to or shortages of goods delivered shall be made within thirty (30) days after shipment by providing Physio-Control, Inc. with written notice of any deficiency. Payment is not contingent upon immediate correction of any deficiencies and Physio-Control, Inc. prior approval is required before the return of any goods to Physio-Control, Inc. Physio-Control, Inc. reserves the right to charge a 15% restocking fee for returns. The Physio-Control Returned Product Policy is located at [http://www.physio-control.com/uploadedFiles/support/ReturnPolicy\\_3308529\\_A.pdf](http://www.physio-control.com/uploadedFiles/support/ReturnPolicy_3308529_A.pdf).

### **Service Terms**

All device service will be governed by the Physio-Control, Inc. Technical Services Support Agreement which is available from your sales representative or <http://www.physio-control.com/uploadedFiles/products/service-plans/TechnicalServiceAgreement.pdf>. All devices that are not under Physio-Control Limited Warranty or a current Technical Service Support Agreement must be inspected and repaired (if necessary) to meet original specifications at then-current list prices prior to being covered under a Technical Service Support Agreement. If Buyer is ordering service, Buyer affirms reading and accepts the terms of the Technical Service Support Agreement.

### **Warranty**

Physio-Control, Inc. warrants its products in accordance with the terms of the standard Physio-Control, Inc. product warranty applicable to the product to be supplied. Physio-Control, Inc. warrants services and replacement parts provided in performing such services against defects in accordance with the terms of the Physio-Control, Inc. service warranty set forth in the Technical Service Support Agreement. The remedies provided under such warranties shall be the Buyer's sole and exclusive remedies. Physio-Control, Inc. makes no other warranties, express or implied, including, without limitation, NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND IN NO EVENT SHALL PHYSIO-CONTROL, INC. BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL OR OTHER DAMAGES.

### **Patent & Indemnity**

Upon receipt of prompt notice from the Buyer and with the Buyer's authority and assistance, Physio-Control, Inc. agrees to defend, indemnify and hold the Buyer harmless against any claim that the Physio-Control, Inc. products covered by this document directly infringe any United States of America patent.

### **Miscellaneous**

a) The Buyer agrees that products purchased hereunder will not be reshipped or resold to any persons or places prohibited by the laws of the United States of America. b) Through the purchase of Physio-Control, Inc. products, the Buyer does not acquire any interest in any tooling, drawings, design information, computer programming, patents or copyrighted or confidential information related to said products, and the Buyer expressly agrees not to reverse engineer or decompile such products or related software and information. c) The rights and obligations of Physio-Control, Inc. and the Buyer related to the purchase and sale of products and services described in this document shall be governed by the laws of the State of Washington, United States of America. All costs and expenses incurred by the prevailing party related to enforcement of its rights under this document, including reasonable attorneys fees, shall be reimbursed by the other party.

# Zero to 360

## Receive 0% interest leasing on Physio-Control products with the **Zero to 360 Program**

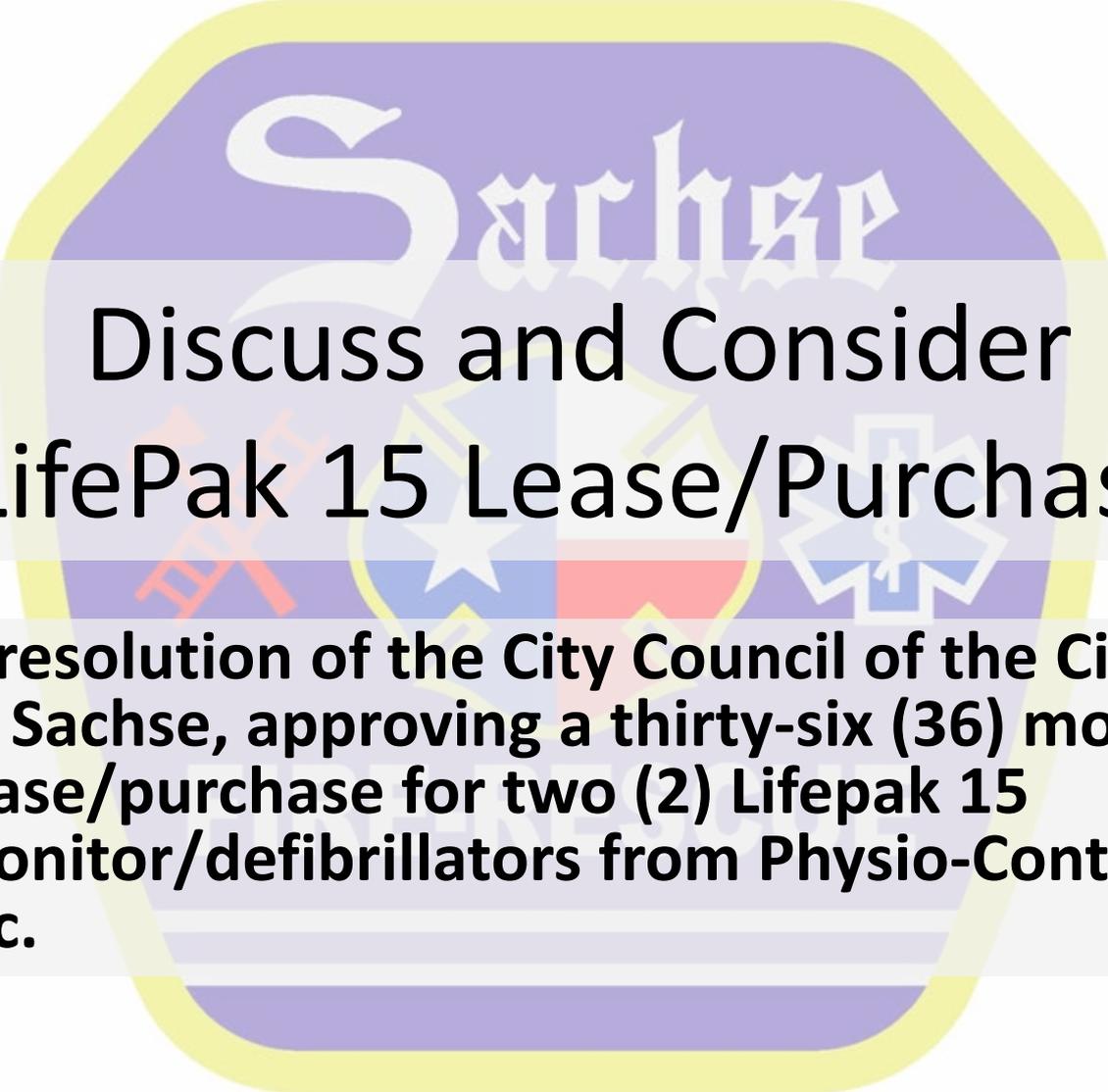
For a limited time, Physio-Control is offering 0% interest leasing on all LIFEPAK® monitor/defibrillators, LUCAS® chest compression system, accessories and disposables. Zero to 360 provides the convenience and flexibility of 3- or 5-year lease options along with the cost savings of interest-free payments for your agency.



**Take advantage of 0% interest leasing today. Contact your local sales representative to learn more about Zero to 360.**

- Subject to credit approval
- Financing made available through US Bank Equipment Finance
- 3 or 5-year leasing terms available
- LIFENET® System and services not applicable
- Offer valid through April 26, 2013
- Minimum \$60,000 purchase

For further information, please contact Physio-Control at 800.442.1142 or visit our website at [www.physio-control.com](http://www.physio-control.com).

The background features the official seal of the City of Sachse, Texas. The seal is an octagon with a yellow border, containing a purple field with a white star and a red and blue shield. The word "Sachse" is written in a white, stylized font across the top. A semi-transparent grey banner is overlaid across the middle of the seal.

# Discuss and Consider LifePak 15 Lease/Purchase

**A resolution of the City Council of the City of Sachse, approving a thirty-six (36) month lease/purchase for two (2) Lifepak 15 monitor/defibrillators from Physio-Control, inc.**

# Purchase two(2) LifePak 15

- Current LifePak 12 monitors are ten(10) years old
- Parts and software updates will no longer be produced after 2013
- Unreliable communication software
- Why two(2)?
  - The lease/purchase program requires a minimum amount of \$60,000.00
  - Same job, Same equipment

# Purchase vs. Lease/Purchase

## Purchase two(2) LifePak 15

- FY 2013 budget request of \$50,000.00 *based on a estimated quote from vendor*
- **Actual Cost \$67,954.40**
- **FY 2013 budgeted \$25,000**
- Difference between budgeted and actual cost **\$ 42,954.40**

## Lease Purchase two(2) Lifepak 15

- FY 2013 budgeted \$25,000
- Actual Cost \$64,821.00
- **FY 2013 Cost \$21,607.00**
- Difference of **\$3,393.00**
- **36 month Lease/Purchase**
  - Monthly payment \$1,800.59
  - Annual Cost for FY 2014 and 2015 \$21,607.00
- *60 month Lease/Purchase*
  - *Monthly payment \$1,080.35*
  - *Annual Cost for FY 2013, 2014 and 2015 \$12,964.42*



Questions?

Thank you.



Legislation Details (With Text)

**File #:** 12-1124      **Version:** 1      **Name:** CD - OUTDOOR LIGHTING DISCUSSION  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 9/20/2012      **In control:** City Council  
**On agenda:** 10/15/2012      **Final action:**  
**Title:** Discuss Outdoor Lighting Standards.

Executive Summary  
The City Council will discuss the draft standards for outdoor lighting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [CD - OUTDOOR LIGHTING DISCUSSION - ATTACHMENT 1.pdf](#)  
[CD - OUTDOOR LIGHTING DISCUSSION - ATTACHMENT 2.pdf](#)  
[CD - OUTDOOR LIGHTING DISCUSSION - ATTACHMENT 3.pdf](#)

Date	Ver.	Action By	Action	Result
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**Title**  
Discuss Outdoor Lighting Standards.

**Executive Summary**  
The City Council will discuss the draft standards for outdoor lighting.

**Background**  
There have been multiple meetings held with regard to the proposed Outdoor Lighting Standards. The Planning and Zoning Commission met several times and most recently conducted a public hearing at their November 14, 2011 meeting and recommended approval of the amendments (See Attachment 1 - Planning and Zoning Commission Minutes from November 14, 2011 meeting). A Workshop/Discussion item was held at the December 5, 2011 City Council regular meeting to discuss the Draft Ordinance (See Attachment 2 - Draft Ordinance). The presentation from the previous City Council meeting has been included as Attachment 3.

This item is being brought forward to continue the discussion of outdoor lighting standards and prepare for ultimate adoption of Ordinance. Since the last meeting on December 5, 2011, there has been a change of one City Council member as well as the Director of Community Development. This discussion will ensure that staff is proceeding in accordance with the direction provided by City Council.

**Policy Considerations**  
The City does not have outdoor lighting standards for commercial uses in the City; therefore,

this Ordinance would create an additional plan review process as part of the site plan or building permit submittal. As part of this review process, staff would evaluate photometric plans including the location and type of illuminating devices in order to regulate lighting levels on commercial properties and control light spillover onto adjacent properties.

The ultimate goal of the proposed Ordinance is to create standards that do not place an undue burden on commercial development, but still protect adjacent residential properties.

#### Budgetary Considerations

None.

#### Staff Recommendations

Staff recommends that City Council offer direction regarding the draft ordinance and the necessary amendments to the Ordinance to move forward to adoption.

**City of Sachse, Texas**  
Planning and Zoning Commission

Minutes of the Regular Meeting of November 14, 2011

Time: 7:00 p.m.

Place: Sachse City Hall

---

**Members Present:**

Stephen Curtis  
Wally Sparks  
Scott Everett  
Charles Ross  
David Hock  
Robert Corbin  
Warren Becker

**Members Absent:**

**Staff Present:**

Barry Shelton, Community Development Director  
Charlotte Youngblood, Secretary  
Michael Spencer, Building Official

**Others Present:**

Bill Adams, City Council Liaison

Chairman Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

**1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags**

The invocation was offered by Warren Becker and Scott Everett led the pledges.

**Regular Agenda**

**2. Consider approval of the minutes for the October 24, 2011 regular Planning and Zoning Commission meeting.**

Charles Ross made a motion to approve the minutes. Stephen Curtis seconded the motion with all voting in favor the motion passed unanimously.

**3. Conduct a public hearing and consider an ordinance amending the City of Sachse Zoning Ordinance by adding Article 4, Section 10, Outdoor Lighting, which will establish new outdoor lighting standards for commercial development.**

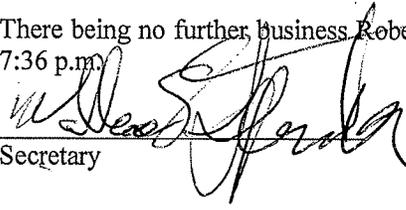
Mr. Shelton, Community Development Director, introduced the item. He stated that the Planning and Zoning Commission has held multiple discussions on proposed lighting standards. He stated that the draft standards for outdoor lighting have been modified to address the issues and areas of concern discussed by the Commission.

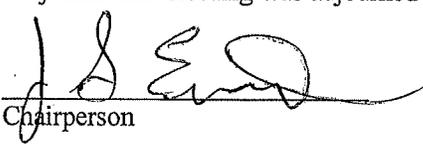
Scott Everett, Chairman, opened the public hearing at 7:15 p.m. No one spoke at the public hearing. Stephen Curtis made a motion to close the public hearing. Warren Becker seconded the motion with all voting in favor the motion passed. The public hearing was closed at 7:16 p.m.

Stephen Curtis asked about the use of rope lights. Mr. Shelton told him if the bulb is under 15 watts then it is not required to be fully shielded. Robert Corbin stated he thought under section 10.9 (a) section 2, should read *a very narrow cone light or shielded light*. Scott Everett doesn't understand why the residential section is included in this ordinance. He thinks it should be omitted and applies only to commercial properties. After some discussion, Mr. Shelton recommended to the commission to omit the residential section clause under Applicability and exemptions, Section D, (1), (2) and (3). Mr. Shelton said we could come back at a later date to

address the residential lighting if needed. Stephen Curtis made a motion to approve amending the City of Sachse Zoning Ordinance by adding Article 4, Section 10, Outdoor Lighting with changes discussed noted. Robert Corbin seconded the motion. The motion passed 6-1 with Charles Ross voting no.

There being no further business Robert Corbin moved to adjourn. The meeting was adjourned at 7:36 p.m.

  
Secretary

  
Chairperson

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE SACHSE CODE OF ORDINANCES BY AMENDING CHAPTER 11, ZONING, ARTICLE 4 BY ADDING SECTION 10 OUTDOOR LIGHTING; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Sachse City Council has determined that it is necessary to provide for comprehensive regulations regarding the provision of outdoor lighting on private property within the City; and

**WHEREAS**, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws applying to amending the Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said Zoning Ordinance should be amended as provided herein;

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

**SECTION 1.** The Code of Ordinances, City of Sachse, Texas, be amended, by amending Chapter 11, Zoning, in part, to read as follows:

“Chapter 11  
ZONING

.....

**ARTICLE 4. GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS**

.....

**Sec. 10. Lighting.**

10.1 *General.* This section establishes minimum criteria for the installation, use and maintenance of outdoor lighting.

10.2 *Purpose.* The purpose of the lighting standards is to:

- (a) Preserve and enhance the lawful nighttime use and enjoyment of property;
- (b) Protect drivers and pedestrians on nearby travel ways from disabling glare from non-vehicular light sources that shine directly into their eyes and thereby impair safe travel;
- (c) Shield neighboring properties from nuisance glare and trespass resulting from improperly directed or unshielded light sources;
- (d) Prevent and/or lesson light pollution;
- (e) Promote efficient design and operation with regard to energy conservation; and to
- (f) Curtail the degradation of the nighttime visual environment.

10.3 *Definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Building official* means the chief building official for the City of Sachse, or his designee, having responsibility to enforce and administer this article.

*Bulb* or *lamp* means the source of electric light. To be distinguished from the whole assembly, lamp is used to denote the bulb and its housing.

*Candela* means the unit of luminous intensity in a given direction. It is commonly called one (1) candlepower.

*Cutoff fixture* means a fixture that provides a cutoff (shielding) of the light emitted.

*Diffusing luminaire* means one that scatters light substantially in all directions as contrasted with a *directional luminaire* which confines its light principally in an angle of less than one hundred eighty (180) degrees.

*Floodlight* means a luminaire designed to project its light in a well-defined area. It is directional in character.

*Floodlight beam* means the angular spread of light between two (2) orthogonal planes each of which equal ten (10) percent of the maximum candlepower within the beam.

*Footcandle* means the amount of illumination provided by one (1) lumen uniformly distributed on one (1) square foot of surface.

*Footlambert* means the luminance of a surface uniformly emitting, transmitting, or reflecting one (1) lumen per square foot of surface.

*Fixture* means the assembly that holds the lamp in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or defractor (lens), the ballast, housing and the attachment parts.

*Full cutoff fixture* means a fixture that allows no emission above a horizontal plane through the fixture.

*Fully shielded* means light fixtures that are constructed so all light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted, nearly one-hundred (100) percent cut-off type, as evidenced by the manufacturers photometric data.

*Glare* means direct lighting emitted from a luminary that causes reduced vision or temporary blindness.

*High pressure sodium (HPS)* means a high intensity discharge lamp where radiation is produced from sodium vapor at relatively high partial pressures (100 torr). HPS is essentially point source light.

*Horizontal plane* means a line horizontal to the lowest point on the fixture from which light is emitted.

*Illumination* means the density of the luminous flux (lumens) incident on a surface. It is the quotient of the luminous flux divided by the area of the surface, expressed in footcandles.

*Incandescent lamp* means any lamp that produces light by heating a filament through use of an electric current.

*Installed* means the attachment, or assembly fixed in place, whether or not connected to a power source, or any outdoor light fixture.

*Kilowatt (kwh)* means a unit of energy equal to the work done by one (1) kilowatt (1000 watts) of power acting for one (1) hour.

*Light source* means a device (such as a lamp) which produces visible energy as distinguished from devices or bodies which reflect or transmit light such as a luminaire.

*Light trespass* means light falling outside the boundary of property for which it was originally intended or needed. Also referred to as spillover light or obtrusive light.

*Low pressure sodium (LPS)* means a discharge lamp where the light is produced by radiation from sodium vapor at a relatively low partial pressure (about 0.001 torr). LPS is a "tube source" monochromatic light.

*Lumen* means the quantity of luminous flux intercepted by a surface of one (1) square foot, all points of which are one (1) foot from a uniform source of one (1) candela. A one-candela source provides 12.57 lumens.

*Luminaire* means a device or fixture containing a light source and means for directing and controlling the distribution of light from the source.

*Luminance* means the luminous intensity per unit projected area of a given surface viewed from a given direction; for purposes of this article expressed in candelas divided by distance squared.

*Mercury lamp* means a high intensity discharge lamp where light is produced by radiation from mercury vapor.

*Metal halide lamp* means a high intensity discharge lamp where light is produced by radiation from metal halide vapor.

*Outdoor lighting fixture* means an outdoor artificial illumination device, whether permanent or portable, used for illumination outdoors and shall include but not be limited to devices used for search, spot, flood and area lighting for buildings and structures, recreational facilities, parking areas, landscape lighting, outdoor advertising displays, billboards, signs, public and private street lighting and walkway lighting.

*Partially shielded* means shielding so that the lower edge of the shield is at or below the centerline of the light source or lamp so as to minimize light transmission above the horizontal plane, or at least ninety (90) percent of the emitted light projects below the horizontal plane as evidenced by the manufacturer's photometric data.

*Photometric* means quantitative measurements of light levels and distribution.

*Shielding* means a physical structure intended to restrict emitted light.

*Substantial change* means any change to the lamp or bulb that alters the lighting properties of the site, or any change in the type, style or orientation of a light fixture.

*10.4 Applicability and exemptions.* The lighting standards for the City of Sachse shall apply to all new construction except as follows:

- (a) Outdoor lighting that lawfully exists as of the date of this ordinance shall be deemed a lawful use. Any substantial change or addition to the existing lighting system, as determined by the Building Official, shall comply with the provisions of this ordinance. If a site substantially changes more than twenty-five percent (25%) of the lighting on a site or adds new lighting that increases the number of light fixtures by more than twenty five percent (25%), the entire site shall comply with the provisions of this ordinance.
- (b) Commercial sites approved as part of a site plan prior to the ordinance from which this chapter is derived shall conform to the provisions in place at that time. Any

substantial change or addition to the existing lighting system shall, as determined by the Building Official, comply with the provisions of this section. If a site substantially changes more than twenty-five percent (25%) of the lighting on a site or adds new lighting that increases the number of light fixtures by more than twenty five percent (25%), the entire site shall comply with the provisions of this ordinance.

- (c) If a use with existing, non-conforming lighting shall cease operation for a period of more than eighteen months, then such nonconforming lighting shall be deemed permanently abandoned. The lighting on such site shall be brought into conformance with the provisions of this ordinance prior to the redevelopment or re-use of the site.
  
- (d) The following uses shall be exempt from the requirements of this section:
  - (1) Lighting installed by a governmental agency for public benefit on public rights-of-way, parks, and public recreation areas;
  - (2) Temporary special effects of holiday lighting;
  - (3) Navigation and airport lighting required by the FAA for operation of airplanes;
  - (4) Emergency lighting by police, fire, and/or municipal, state or federal government authorities;

#### *10.5 Submittal requirements.*

- (a) As part of any site plan application or prior to altering any existing lighting, the applicant shall submit evidence that the proposed work will comply with this chapter. The submission shall contain, but is not be limited to, the following:
  - (1) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors and other devices, and the mounting height of the light.
  - (2) Description of the illuminating devices, fixtures, lamps, supports, reflectors and other devices shall include, but is not limited to, catalog cuts by manufacturers and drawings.
  - (3) Photometric plans showing illumination levels on the property, at the property line and just beyond the property line, as well as other data such as that furnished by manufacturers or similar data showing the angle of cutoff for light emissions.

- (b) The required plans, description, and data provided shall be sufficient to enable the plans examiner to readily determine whether compliance with the requirements of this chapter will be secured.

*10.6 Measurement.*

- (a) Metering Equipment. Lighting levels shall be measured in footcandles with a direct reading, portable light meter. The meter shall read within an accuracy of plus or minus five percent. It shall have been tested and calibrated by an independent commercial photometric laboratory or the manufacturer within one year of the date of use as attested to by a certificate issued by such laboratory.
- (b) Method of measurement. The meter sensor shall be mounted or held not more than six inches above ground level in a horizontal position. Readings shall be taken only after the cell has been exposed to provide a constant reading. Measurements shall be made when the National Weather Service indicates visibility is six miles or greater such that measurements will not be adversely affected by atmospheric scatter. Measurements shall be made at least one hour after sunset or one hour prior to sunrise with the existing questioned light sources on, then with the same sources off. The difference between the two readings shall be compared to the limitations stated by this section. This procedure eliminates the effects of moonlight and other ambient light. However, if lighting levels comply with the light sources on then no further reading is needed with the light sources off to demonstrate compliance.
- (c) Computation of illumination. Illumination at a point may be computed in lieu of measurement. Computation methods shall consist of an Illumination Engineering Society of North America accepted method, using certified photometric data furnished by the fixture manufacturer, lamp manufacturer, photometric laboratory, or other reliable authority satisfactory to the city. Computations shall be based on new, properly seasoned lamps, new and clean fixtures, and at rated voltage and wattage, with ballasts, lenses, shields, diffusers, and other appurtenances in place, and with proper regard taken for mounting height, relative elevation, natural and man-made objects and industry standard maintenance factors.

*10.7 Illumination.*

- (a) Limitations on neighboring property. The limit of illumination on neighboring property from one establishment shall be based on the zoning of the neighboring property. Maximum computed maintained and maximum measured footcandles at the neighboring property lines shall not exceed:
  - (1) Single family and two-family residential districts. 0.25 footcandles
  - (2) Multifamily residential districts 0.5 footcandles
  - (3) Agriculture 1.0 footcandles
  - (4) Nonresidential districts (excluding industrial) 3.0 footcandles

- (5) Rights-of-way and private streets 3.0 footcandles
- (6) Industrial districts 5.0 footcandles
- (7) Exception. Illumination at interior property lines on contiguous lots in a multitenant nonresidential development may exceed the above criteria when necessary to provide constant lighting levels of adjoining parking areas, fire lanes and interior access roadways as determined by the Director of Community Development.

(b) Limitations on subject property. The maximum outdoor maintained computed and measured illumination level on the subject property shall not exceed 20 footcandles at any point, with the following exceptions:

- (1) Lighting under canopies (such as service stations) shall not exceed 30 footcandles. All other lighting on the site shall comply with the provisions of this section.
- (2) Lighting for car dealerships shall not exceed 30 footcandles within vehicle display areas.

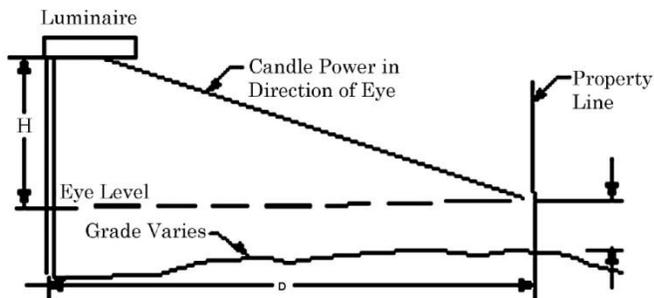
*10.8 Luminance.*

- (a) Calculations generally. If illumination measurements are not practical as determined by the Building Official and no other means of measuring fixture luminance is immediately available, a computation for measuring luminance may be used to determine compliance with this article.
- (b) Luminance calculations using luminaire photometric data. For the purpose of this article, the luminance shall be computed by the formula:

$$L = \frac{I}{(d^2 + h^2)}$$

where I is the fixture candlepower in candelas in the direction of the point from which the calculations are to be made, d is the shortest distance in feet measured horizontally from the property line to a point directly under the luminaire, and h is the height of the luminaire above the eye level (at the property line) as explained in Figure A below.

A Factors for Luminance Determination



- (c) Luminance limitations. The luminance on neighboring property from one establishment shall be by zoning of the neighboring property. The luminance as calculated in subsection (b) shall not exceed the value by zoning as follows:

	<i>Luminance</i>
Single-family and two-family residential districts	0.02
Multiple-family residential districts	0.05
Nonresidential districts, streets	0.30
Industrial districts	0.50

*10.9 Effective outdoor lighting.* The purpose of the effective outdoor lighting section is to minimize glare, sky glow, light trespass and excessive energy consumption through the use of appropriate lighting fixtures, practices and systems, while maintaining safety, security and productivity and curtailing degradation of the nighttime visual environment. The following are requirements for effective outdoor lighting:

- (a) Fully shielded luminaries shall be required in all outdoor lighting installations, with the following exceptions:
- (1) Any light source 15 watts and under shall be permitted as a non-cutoff fixture.
  - (2) Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal or platform shall use a very narrow cone of light or shielded lights for the purpose of confining the light to the object of interest and minimize light spillover and glare. Compliance with this provision shall be subject to approval by the Building Official.
  - (3) Building facades and architectural features of buildings may be floodlighted when the floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution to the façade or feature being illuminated. The configuration of the floodlight installation shall block all view to the floodlight fixture's lamps from adjacent properties. Compliance with this provision shall be subject to approval by the Building Official.
- (b) The following lamp types shall be prohibited for outdoor lighting:
- (1) Low pressure sodium
  - (2) Mercury vapor
- (c) The quality of the light source shall be a minimum of 65 CRI (color rendering index) as indicated by the lamp manufacturer's data.

- (d) Outdoor lighting shall be constructed and installed in a manner consistent with this section and shall be located so as not produce glare or direct illumination across the property line or onto rights-of-way.
- (e) Pole Height.
  - (1) In parking areas containing zero to 150 parking spaces, the maximum height of lighting pole standards shall not exceed 25 feet.
  - (2) In parking areas containing 151 or more parking spaces, the maximum height of lighting pole standards shall not exceed 35 feet.
- (f) Hours of operation.
  - (1) Lighting used for the illumination of outdoor sales and eating areas, on-site advertising, assembly areas, repair areas, and businesses may be operated during the hours that the facilities are open to the public;
  - (2) Lighting used for the illumination of recreational and sporting areas shall be turned off by 11:00 pm on Monday through Thursday and by 12:00 midnight on Friday and Saturday. The use of lights on Sunday is prohibited.
  - (3) Lighting used for the illumination of walkways, roadways, equipment yards, parking areas and outdoor security may be operated anytime.”

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

**SECTION 3.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, of the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**SECTION 4.** That an offense committed before the effective date of this ordinance is governed by the 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 5.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**DULY APPROVED AND PASSED** by the City Council of the City of Sachse, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2011.

APPROVED:

\_\_\_\_\_  
Mike Felix, Mayor

ATTEST:

\_\_\_\_\_  
Terry Smith, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_

# Lighting Ordinance

City Council

December 5, 2011

## Purpose of Lighting Regulations

- From **International Dark-Sky Association:**
- Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night;
- Curtail and reverse any degradation of the nighttime visual environment and the night sky;
- Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;
- Conserve energy and resources to the greatest extent possible;
- Help protect the natural environment from the damaging effects of night lighting.

## Applicability and Exemptions

- Outdoor lighting that lawfully exists as of the date of this ordinance shall be deemed a lawful use. Any substantial change or addition to the existing lighting system, as determined by the Building Official, shall comply with the provisions of this ordinance. If a site substantially changes more than twenty-five percent (25%) of the lighting on a site or adds new lighting that increases the number of light fixtures by more than twenty five percent (25%), the entire site shall comply with the provisions of this ordinance.
  - *Substantial change* means any change to the lamp or bulb that alters the lighting properties of the site, or any change in the type, style or orientation of a light fixture.

## Applicability and Exemptions

- Commercial sites approved as part of a site plan prior to the ordinance from which this chapter is derived shall conform to the provisions in place at that time. Any substantial change or addition to the existing lighting system shall, as determined by the Building Official, comply with the provisions of this section. If a site substantially changes more than twenty-five percent (25%) of the lighting on a site or adds new lighting that increases the number of light fixtures by more than twenty five percent (25%), the entire site shall comply with the provisions of this ordinance.

## **Applicability and Exemptions**

- If a use with existing, non-conforming lighting shall cease operation for a period of more than eighteen months, then such nonconforming lighting shall be deemed permanently abandoned. The lighting on such site shall be brought into conformance with the provisions of this ordinance prior to the redevelopment or re-use of the site.

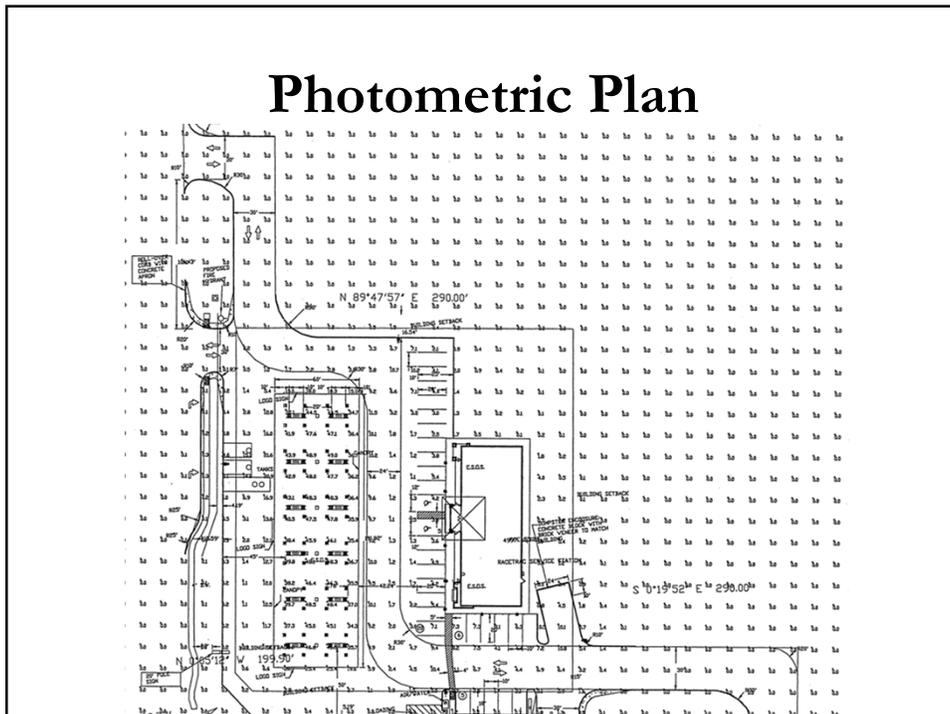
## **Applicability and Exemptions**

- The following uses shall be exempt from the requirements of this section:
  - Lighting installed by a governmental agency for public benefit on public rights-of-way, parks, and public recreation areas;
  - Temporary special effects of holiday lighting;
  - Navigation and airport lighting required by the FAA for operation of airplanes;
  - Emergency lighting by police, fire, and/or municipal, state or federal government authorities;

## Submittal Requirements

- Submission shall contain, but is not be limited to, the following:
  - Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors and other devices, and the mounting height of the light.
  - Description of the illuminating devices, fixtures, lamps, supports, reflectors and other devices shall include, but is not limited to, catalog cuts by manufacturers and drawings.
  - Photometric plans showing illumination levels on the property, at the property line and just beyond the property line, as well as other data such as that furnished by manufacturers or similar data showing the angle of cutoff for light emissions.

## Photometric Plan



## Measurement

- Metering equipment – Lighting levels shall be measured in footcandles with a direct reading, portable light meter.
- Method of measurement – six inches above ground in a horizontal position.
- Measurement will be done upon complaint or concern to verify if lighting levels are within allowable range.

## Illumination

- Lighting spillover onto adjacent properties shall not exceed:

■ Single family and two-family residential districts.	0.25 footcandles
■ Multifamily residential districts	0.5 footcandles
■ Agriculture	1.0 footcandles
■ Nonresidential districts (excluding industrial)	3.0 footcandles
■ Rights-of-way and private streets	3.0 footcandles
■ Industrial districts	5.0 footcandles

## **Illumination**

- The maximum illumination level on the subject property shall not exceed 20 footcandles at any point, with the following exceptions:
  - Lighting under canopies (such as service stations) shall not exceed 30 footcandles.
  - Lighting for car dealerships shall not exceed 30 footcandles within vehicle display areas.

## **Illumination examples**

- |                                       |                     |
|---------------------------------------|---------------------|
| ■ City Hall Office -                  | 30 - 32 footcandles |
| ■ City Hall front door (outside)      | 18 - 20 footcandles |
| ■ City Hall under parking lot light   | 8 - 10 footcandles  |
| ■ City Hall under walking trail light | 3 - 5 footcandles   |
| ■ City Hall property line near trail  | 0.1 footcandles     |
| ■ Senior Center under 3 headed light  | 14-16 footcandles   |
| ■ Senior Center under side light      | 50 -55 footcandles  |

# Effective Outdoor Lighting

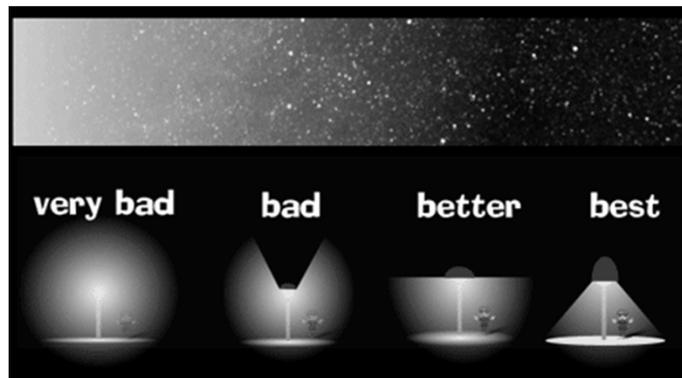
- Fully shielded luminaries shall be required in all outdoor lighting installations, with the following exceptions:
  - Any light source 15 watts and under shall be permitted as a non-cutoff fixture.
  - Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize light spillover and glare.
  - Building facades and architectural features of buildings may be floodlighted when the floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution to the façade or feature being illuminated.

## Glare

- Examples of fully cutoff light fixtures.



## Glare



## Effective Outdoor Lighting

- The following lamp types shall be prohibited for outdoor lighting:
  - Low pressure sodium
  - Mercury vapor
- Outdoor lighting shall be constructed and installed in a manner consistent with this section and shall be located so as not produce glare or direct illumination across the property line or onto rights-of-way.

## Color Rendition

- The quality of the light source shall be a minimum of 65 CRI (color rendering index) as indicated by the lamp manufacturer's data.
  - The maximum CRI value of 100 is given to natural daylight and incandescent lighting. The closer a lamp's CRI rating is to 100, the better its ability to show true colors to the human eye.



## Pole Height

- In parking areas containing zero to 150 parking spaces, the maximum height of lighting pole standards shall not exceed 25 feet.
- In parking areas containing more than 150 parking spaces, the maximum height of lighting pole standards shall not exceed 35 feet.

## **Recreational Facilities**

- Lighting used for the illumination of recreational and sporting areas shall be turned off by 11:00 pm on Monday through Thursday and by 12:00 midnight on Friday and Saturday. The use of lights on Sunday is prohibited.
  - Matches Section 7.2 of the Code of Ordinances, which regulates the use of ball fields.

## **Questions and Comments**



Legislation Details (With Text)

<b>File #:</b>	12-1162	<b>Version:</b>	1	<b>Name:</b>	2012 City Manager Evaluation
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	10/10/2012	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	10/15/2012	<b>Final action:</b>		<b>Final action:</b>	

**Title:** Adjourn to Executive Session pursuant to the provisions of the Texas Government Code, Section 551.074: To discuss the annual evaluation of the City Manager.

Consider any action necessary as a result of Executive Session regarding the annual evaluation of the City Manager.

Executive Summary  
Annual review of the City Manager.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Title

Adjourn to Executive Session pursuant to the provisions of the Texas Government Code, Section 551.074: To discuss the annual evaluation of the City Manager.

Consider any action necessary as a result of Executive Session regarding the annual evaluation of the City Manager.

*Executive Summary*  
*Annual review of the City Manager.*

Background

The City Council will evaluate the City Manager annually. Review forms were distributed to the City Council on October 1, 2012.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

To conduct the Executive Session as appropriate.