



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		10/28/13		
Department:		Building Inspections		
Department Head		Selso Mata		
Agenda Coordinator (include phone #): Diana Casady #5993				
CAPTION				
<p>An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2011-1-7, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; and adopting the 2012 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2013-14	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S): N/A				
<p>COMMENTS: This item has no fiscal impact. STRATEGIC PLAN GOAL: An Ordinance of the City of Plano repealing in its entirety the City of Plano Ordinance No. 2011-1-7, and adopting the 2012 Edition of the International Building Code relates to the City's goal of a Safe Large City.</p>				
SUMMARY OF ITEM				
<p>This Ordinance will adopt the most recent version of the International Building Code published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. Public review of the codes was held at the Building Standards Commission meetings held in March, April, May, June, July and August. The Building Standards Commission at its August 20, 2013 meeting voted unanimously to forward this Code and amendments to the City Council for adoption as the Building Code for the City of Plano.</p>				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Letter from the Home Builders Association		Building Standards Commission		
Letter from Council of Governments				
Letter from the Building Standards Commission				



5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.com

August 6, 2013

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata:

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has for many years, the Association was an active participant in reviewing the 2012 ICC codes serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and for the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2012 code amendments package as presented. We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Crone".

Phil Crone
Executive Officer
Dallas Builders Association

OFFICERS

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Caprock Custom Construction, Inc.

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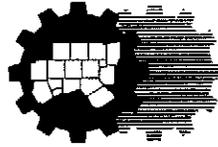
Phil Crone, CGP, JD

2013 INDUSTRY INVESTORS

Almos Energy
The Bath & Kitchen Showplace
Fox Energy Specialists
Holchkiss Insurance Agency
StrucSure Home Warranty
Texas Door & Trim Inc.

AFFILIATED WITH:

Texas Association of Builders
National Association of Home Builders



North Central Texas Council Of Governments

RECEIVED

JUN 14 2013

BG
CITY MANAGER'S OFFICE

TO: Jurisdictions throughout the North Central Texas Region **DATE:** June 10, 2013

SUBJECT: Model Construction Code Recommendations for North Central Texas

The North Central Texas Council of Governments (NCTCOG) has actively promoted the standardization of model construction codes since 1967 in an effort to simplify the construction process, advance the safety of building systems, promote common code interpretation, facilitate the mobility of contractors, and reduce training and construction costs.

In 2011, NCTCOG's Regional Codes Coordinating Committee (RCCC) directed its Code Advisory Boards to review the International Code Council's 2012 family of model construction codes. The Advisory Boards, comprised of over 100 code professionals representing local jurisdictions and professional associations, held open meetings to consider the codes and achieve consensus on any needed regional amendments. Many national and regional subject matter experts also gave testimony and participated in the process.

As a result, the NCTCOG Executive Board, upon the recommendation of the RCCC and its Advisory Boards, encourages your jurisdiction to adopt the following model construction codes along with their respective regional amendments:

- ◆ **International Building Code – 2012 Edition**
- ◆ **International Residential Code – 2012 Edition**
- ◆ **International Fire Code – 2012 Edition**
- ◆ **International Plumbing Code – 2012 Edition**
- ◆ **International Mechanical Code – 2012 Edition**
- ◆ **International Fuel Gas Code – 2012 Edition**
- ◆ **International Energy Conservation Code - 2012 Edition**

NCTCOG recommends adopting these codes with no local amendments other than the regional amendments as expeditiously as possible. The ultimate goal is regional uniformity in the model construction codes for the North Central Texas region. NCTCOG feels strongly that municipalities, contractors, architects, builders, and manufacturers will benefit from the positive economic results coming from achievement of that goal.

As a follow-up measure, the RCCC intends to submit some of the regional amendments as proposed changes during the next international code change cycle. In the past, several NCTCOG regional amendments have been incorporated into the codes when those amendments were proposed as code changes to the main documents.

PLEASE NOTE:

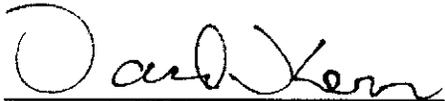
There is a wide range in the fire fighting philosophies/capabilities of cities across the region; the consensus of the RCCC has been to include both an OPTION "A" and an OPTION "B" in the fire, building and residential code amendments. Jurisdictions should choose one or the other based on their fire fighting philosophies/capabilities when adopting code amendments.

You may access our website at www.dfwcodes.com to obtain a copy of the recommended regional amendments. For more information regarding regional codes, contact Sam Brush, Manager of Environment & Development, by email at sbrush@nctcog.org or by phone at (817) 695-9213.

We appreciate your support of our continued efforts toward regional code uniformity. Please send a copy of your adopting ordinance(s) to NCTCOG including amendments. Your ordinance will help us to document the effectiveness of the codes coordinating effort in our region and may be used to provide a model to other jurisdictions.



Mike Eastland, Executive Director
North Central Texas Council of Governments



David Kerr, Chairman
Regional Codes Coordinating Committee

SWB/



Memorandum

Date: August 20, 2013
To: Bruce Glasscock, City Manager
From: Art Stone, Chairman of the Building Standards Commission
Subject: Adoption of the 2012 International Codes with Amendments

The Building Standards Commission, along with staff, has reviewed the 2012 International Building Codes with amendments since March of this year. Monthly reviews have continued until completion in August. In addition, staff has vetted the codes with the North Central Council of Governments and made Plano amendment presentations for each code to our Board. All code review is now completed.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to Council for approval and adoption;

2012 International Building Code
2012 International Residential Code
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Energy Conservation Code

Sincerely,

A handwritten signature in black ink that reads "Art Stone".

Art Stone
Chairman
Building Standards Commission

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2011-1-7, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; and adopting the 2012 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on January 10, 2011, by Ordinance No. 2011-1-7, the City Council of the City of Plano established a Building Code and provided regulations thereunder, and such Ordinances were codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on August 20, 2013 the Building Standards Commission held a public hearing to discuss the adoption of the 2012 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2012 Edition of the International Building Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Building Code of the City.

Now, therefore, be it ordained by the City Council of the City of Plano, Texas that:

Section I. The following ordinances or sections thereof, all of which are codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances of the City of Plano, are hereby repealed in their entirety:

Ordinance No. 2011-1-7 duly passed and approved by the City Council of the City of Plano on January 10, 2011.

Section II. A new Article II, Building Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

ARTICLE II. BUILDING CODE

DIVISION 1. GENERALLY

Section 6-16. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance

with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section 6-17. Adopted.

The 2012 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Building Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2012 Edition of the International Building Code is on file in the office of the City Secretary.

Sections 6-20 through 6-36. Reserved.

DIVISION 2. AMENDMENTS

Section 6-37. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Building Code adopted herein are hereby approved and adopted:

Section 101.4 Referenced codes; *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.

Section 101.4.7 Electrical; *add the following:*

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

Section 103 and 103.1: *amend to insert the Department Name*

Section 103

Building Inspections Department, Plano, Texas

103.1 Creation of enforcement agency. Building Inspections Department, Plano, Texas is hereby designated as a Code Enforcement agency and the official in charge thereof shall be known as the *building official*.

Section 104.10.1; Flood hazard areas. *Delete section in its entirety.*

Section 105.1.1 Toilet Facilities; *is changed to read as follows:*

Section 105.1.1 Toilet Facilities.

At least one permanent or temporary toilet facility shall be maintained at every site where a building permit has been issued, as long as a building permit is active for the project.

Permanent toilet facility is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room that conforms to the Plumbing Code and is continuously available to all workers involved in a construction project.

Temporary toilet facility is defined as a portable, fully enclosed, chemically sanitized toilet, which is serviced and cleaned at least once each week.

A Stop Work Order may be issued for any project not in compliance with this section.

105.1.2. Annual permit records; are deleted in their entirety.

Section 105.2 Work exempt from permit; *is amended by the deletion and addition of the following:*

Building:

6. Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade, and not over any basement or story below, and that are not part of an accessible route and not in the city right-of-way.

Section 105.3 Application for permit; *add the following:*

8. Be issued to a registered contractor.

General: To obtain a permit, the applicant shall be registered as a contractor. Contractor may register by making application on forms provided by the Building Official.

Exception:

1. Homeowners may obtain permits for their private residence without being registered, however a contractor working under the homeowner's permit must meet state requirements for license registration.
2. Contractors exempt from local registration fees must show proof of state license.

Revocation/Suspension: A contractor's registration may be suspended for the following causes:

1. The contractor fails to finalize permits by obtaining the required approved inspections.
2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.
3. Expiration, suspension or revocation of required license, or insurance.

Section 105.3.1 Action on application; *is amended by the addition of the following paragraph:*

A demolition permit may be withheld for any building or structure within the Plano Historic Building and Site Survey as designated in the Preservation Plan for a period not exceeding thirty (30) days pending review by the Heritage Commission.

Section 105.8 withdrawn Permits; *is added:*

105.8. Withdrawn Permits. Permits may be withdrawn by the applicant if no work has commenced on the project. Permit fees exceeding \$50.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire protection plan review deposits.

1. Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a permit to complete the work, or when work has started unless an inspection has been made and the Building Official has determined that the existing work has created no violation of any code or ordinance.
2. Expired permits may be withdrawn if determined by the Building Official that no work has commenced.
3. Withdrawn permits with fees of less than fifty (\$50) dollars are nonrefundable.

Section 107.3.1. Approval of construction documents; *amended to read as follows:*

When the building official issues a permit, the construction documents shall be approved, in writing, or by a stamp which states, "APPROVED AND APPROVED AS NOTED BY THE BUILDING OFFICIAL" *{the remainder of the section is unchanged}*

Section 109.7 Re-inspection Fee; *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:

- The inspection called for is not ready when the inspector arrives;
- No building address or permit card is clearly posted;
- City approved plans are not on the job site available to the inspector;
- The building is locked or work otherwise not available for inspection when called;

- The job site is red-tagged twice for the same item;
- The original red tag has been removed from the job site.
- Failure to maintain erosion control, trash control or tree protection.

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

Add Sections 109.8; add Section 109.8.1, 109.8.2 and 109.8.3 to read as follows:

109.8 Investigation Fee. 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.

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

Section 110.3.5. Lath and gypsum board inspection; *the exception shall be deleted.*

Section 113 Board of Appeal; changed Section title to “**Building Standards Commission,**” and all references to “board” or “board of appeals” shall be replaced by “commission,” and “building standards commission,” as applicable.

Sections 114.2 Notice of Violation through 114.4, Violation penalties; *are deleted in their entirety.*

Section 115.4 Construction debris; *added paragraph;*

a. Whenever work is being done that is authorized by a permit, and construction debris from that work is not confined to a container or to a site on the property approved by the Building Official or his designee, and such construction debris poses a threat to public health, safety and comfort so that it constitutes a nuisance, the Building Official or his designee may order the work stopped and the Contractor shall clean up the construction debris within twenty-four (24) hours of receiving written notice of the violation. After the expiration of the twenty-four (24) hour period, Contractor shall pay City a reinspection fee to offset costs incurred by City due to the necessary reinspection before the stop work order is lifted.

b. As used herein, the term “Construction Debris” shall include all materials utilized in the construction process, including all litter and debris deposited and left remaining upon the premises of a job site by a Contractor, Subcontractor, and their employees, agents, and assigns.

c. As used herein “Costs” shall mean all expenses incurred by City for the cleaning of the job site and the amount of any unpaid municipal court fine.

Section 202; *amend definition of Ambulatory Care Facility as follows:*

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

- Dialysis centers
- Sedation dentistry (includes med gas)
- Surgery centers
- Colonic centers
- Psychiatric centers

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

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

Section 202; *amend definition to read as follows:*

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16.7m) above the lowest level of fire department vehicle access.

Section 202; *change definition of “Atrium” as follows:*

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

Section 303.1.3 Associated with Group E occupancies; *add a sentence to read as follows:*

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, except when applying the assembly requirements of Chapter 10 and 11.

Section 304 Business Group B; *add the following to the list of occupancies:*

Fire stations

Police stations with detention facilities for 5 or less

Section 307.1 High-hazard Group H; *add the following sentence to Exception 4:*

4. Cleaning establishments... *{text unchanged}* ...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also International Fire Code, Chapter 12, Dry Cleaning Plant provisions.

Section 403.1 Applicability, *Exception 3; change to read as follows:*

3. Open air portions of buildings with a Group A-5 occupancy in accordance with Section 303.6.

Section 403.3 Automatic sprinkler system; *Exception; delete item 2.*

Section 404.5 Smoke control; *delete Exception.*

Section 406.3.4 Separation; *change item #3 and add items #4 and #5 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, constructed of non-combustible materials, and that the distance between the two is at least 10 feet (3048 mm) measured eave-to-eave horizontally.

4. A separation is not required between any occupancy and an accessory U carport provided the carport is entirely open on all sides, the eave-to-eave or eave-to-property line (assumed or real) horizontal separation is at least 5 feet, constructed of non-combustible materials, non-sprinklered and for the storage of automobiles.

5. Shade structures used for commercial playgrounds do not require fire separations provided shading materials have flame-retardant certificates and framing members are of non-combustible construction.

Section 406.8 Repair garages; *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 minor repairs.

Section 501.2, Premises identification; *is changed to read as follows:*

Approved numerals of minimum six (6) inches height and of a color contrasting with the background designating address shall be placed on all new and existing buildings or

structures as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved six (6) inch height building numerals or address and three (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 twenty (20) inch by thirty (30) inch background or border.

Section 506.2.2 Open space limits; *add 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 accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway meeting fire department access from the street or approved fire lane shall be provided.

Section 712.1.8 Two-story openings; *change item 5 to read as follows:*

5. Is not open to a corridor in Group I, R and H occupancies.

Section 713.14.1 Elevator Lobby; *Exceptions: 4.3 change to read as follows:*

4.3 Elevators serving floor levels over 55 feet (16.7m) above the lowest level of fire department vehicle access in high rise buildings.

Section 901 General

Section 901.4.3 Fire areas; *is amended by the deletion of this section.*

Section 901.4.3 Fire areas. Where buildings, or portions thereof, are divided into fire areas so as not to exceed the limits established for requiring a fire protection system in accordance with this chapter, such fire areas shall be separated by fire barriers constructed in accordance with Section 707 of the International Building code or horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both, having a fire-resistance rating of not less than that determined in accordance with Section 707.3.9 of the International Building Code.

Section 901.5 Installation acceptance testing; *amended by the addition of the following:*

Section 901.5 Installation acceptance testing. All required tests shall be conducted by and at the expense of the owner or his representative. The Fire Department shall not be held responsible for any damages incurred in such test. Where it is required that the Fire Department witness any such test, such test shall be scheduled with a minimum of 48 hour notice to the Fire Chief or his representative.

Section 901.7 Systems out of service; *is amended to read as follows:*

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

Where utilized, standby personnel shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Section 903 Automatic Sprinkler Systems

Section 903.1.1 Alternative protection; *is amended to read as follows:*

Section 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 and approved by the *fire code official*.

Section 903.2 Where required; *is amended to read as follows:*

Section 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 machines spaces, and elevator hoistways. Storage shall not be allowed within the elevator machine room.

Section 903.2 Where required; *is amended by the deletion of the following:*

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or not less than 2-hour horizontal assemblies constructed in accordance, with Section 711 of the *International Building Code*, or both.

Section 903.2.1.1, 903.2.1.3, 903.2.1.4, 903.2.3, 903.2.4 903.2.7, 903.2.9, and 903.2.9.1 *are amended to read as follows:*

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi theater complex.

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be for Group A-3 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m²).
2. The fire area has an occupant load of 300 or more
3. The fire area is located on a floor other than the level of exit discharge.

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E Occupancies where one of the following conditions exists:

1. Throughout all Group E fire areas greater than 6,000 square feet (557.4m²) in area;
2. Throughout every portion of educational building below the level of exit discharge.

Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

Section 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 Occupancy where one of the following conditions exists:

1. Where a Group F-1 fire area exceeds 6,000 square feet (557.4m²);
2. Where a Group F-1 fire area is located more than three stories above grade plane;
or
3. Where combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing a Group M Occupancy where one of the following conditions exists:

1. Where a Group M fire area exceeds 6,000 square feet (557.4m²);
2. Where a Group M fire area is located more than three stories above grade plane;
or
3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464m²)

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 Occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557.4m²);
2. A Group S-1 fire area is located more than three stories above grade plane; or
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group S-1 *fire area* used for the storage of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2500 square feet (232m²).

Section 903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as Repair Garages where one of the following conditions exists:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557.4m²);
2. One-story buildings with a fire area containing a repair garage exceeding 6,000 square feet (557.4m²);
3. Buildings with a repair garage servicing vehicles parked in the basement.
4. A Group S-1 *fire area* used for the repair of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m²).

Section 903.2.9 Group S-1; *is amended by the addition of the following:*

Section 903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. A screen shall be installed at eighteen (18) inches below the level of the sprinkler heads to restrict storage above that level. This screen shall be a mesh of not less than one (1) inch nor greater than six (6) inches in size. The screen and its supports shall be installed such that all elements are at least eighteen (18) inches below any sprinkler heads.

Section 903.2.11.3 Buildings more than 35 feet in height; *is amended to read as follows:*

903.2.11.3 Buildings more than 35 feet in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the *International Building Code*, that are located 35 feet (10,668 mm) or more above the lowest level of fire department vehicle access.

Exception: Open parking structures in compliance with Section 406.5 of the *International Building Code*.

Section 903.2.11 Specific building areas and hazards; *is amended by the addition of the following:*

Section 903.2.11.7 High Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4,572 mm), see Chapter 32 to determine if those provisions apply.

Section 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.

Section 903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings over 6,000 sq. ft. and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in buildings greater than 6,000 square feet which are enlarged. For the purpose of this provision, fire walls, fire barriers, or horizontal assemblies shall not define separate buildings.

Exceptions:

1. Open parking garages in compliance with Section 406.5 of the *International Building Code*.
2. When of non-combustible construction, the area of awning extension or free-standing canopies, both sides, and not used for display or storage shall not be considered for requiring sprinkler protection for areas greater than 6,000 square feet but less than otherwise required in this code.

Section 903.2.11.10 Expanded Tenant Spaces. Fire sprinklers shall be installed in all tenant spaces where the total fire area exceeds 6,000 square feet. For the purpose of fire sprinklers, fire walls, fire barriers, or horizontal assemblies shall not be used to separate single tenant fire areas.

Section 903.3.1.1.1 Exempt locations; *is amended to read as follows:*

Section 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 rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. 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.
3. Fire service access elevator machine rooms and machinery spaces.
4. Machine rooms and machinery spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the *International Building Code*.

Section 903.3.1.2 NFPA 13 R Sprinkler system; *add Section to read as follows:*

Sec 903.3.1.2 NFPA 13 R Sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinklers shall be installed throughout in accordance with NFPA 13R. Sprinkler systems installed in accordance with 13R shall include sprinkler protection in combustible attics of buildings two (2) or more stories in height.

Section 903.3.1 Standards; *is amended by the addition of the following:*

Section 903.3.1.4 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply from a looped water main and point for the Fire Department Connection (FDC) shall be provided for all buildings.
2. Fire department connections serving more than 500 GPM shall be provided with one 5-inch Storz connection and one 2-1/2 inch connection.
3. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.
4. At least one inspection test valve shall be located at the remote system area.
5. Risers shall be equipped with a properly sized test header.
6. Fire pumps shall be equipped with a properly sized test header.
7. Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5 feet of the building may be combined with other utilities for entrance to the building.
8. Porches and balconies shall be sprinklered on all Group R-2 and R-3 occupancies.
9. A minimum of 4-feet of pipe between the check valve and inside wall of the Fire Department Connection.

Section 903.3.5 Water supplies; *is amended to include a second paragraph to read as follows:*

Section 903.3.5 Water supplies. 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.

Section 903.4 Sprinkler system monitoring and alarms; *is amended to include a second paragraph after the exceptions to read as follows:*

Section 903.4 Sprinkler system monitoring and alarms. 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 a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.2 Alarms; *is amended to include second paragraph to read as follows:*

Section 903.4.2 Alarms. The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 903.4.3 Floor control valves; *is amended to read as follows:*

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

Section 905 Standpipe Systems

Section 905.2 Installation standards; *is amended to read as follows:*

Section 905.2 Installation standards. Standpipe system 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.

Section 905.3 Required Installations.

Section 905.3.2 Group A; *is amended to read as follows:*

Section 905.3.2 Group A; *delete exceptions 1 and 2.*

Section 905.3.4; *delete the section.*

Section 905.3; *is amended to add section 905.3.9 as follows:*

Section 905.3.9 Travel Distance. Class I standpipes shall also be required on all occupancies in which the distance from accessible points for Fire Department ingress to any point in the structure exceeds two hundred fifty feet (250') along the route that a fire hose is laid as measured from the fire lane.

Section 905.4, item 5; *is amended to read as follows:*

Section 905.4 Location of Class I standpipe hose connections.

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 on the roof or at the highest landing of stairways with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

Section 905.4, *is amended to by the addition of item 7 as follows:*

Section 905.4 Location of Class I standpipe hose connections.

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.

Section 905.5; *delete the section.*

Section 905.6; *delete the section.*

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

Section 905.9 Valve supervision. 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 a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 907 Fire Alarm and Detection Systems

Section 907.1.1 Construction documents; *is amended by the addition of the following:*

Section 907.1.1 Construction documents. Plans for fire alarm systems shall be in accordance with Plano Fire Department Fire Alarm Submittal Guidelines.

Section 907.1 General; *is amended by the addition of the following:*

Section 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 January 1, 1998, 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.

Section 907.2.1; *is amended to read as follows:*

Section 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

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.

Section 907.2.3; *is amended to read as follows:*

Section 907.2.3 Group E. A Manual alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group E occupancies.

Section 907.2.3, Exception 1; *is amended to read as follows:*

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 30 when provided with an approved automatic sprinkler system.

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

Section 907.2.6; *amended by the addition of the following:*

Section 907.2.6.4 Group I-4 Occupancies. An approved smoke detection system shall be installed in Group I 4 occupancies. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group I-4 occupancies.

Sec 907.2.13 High-rise Buildings.

Section 907.2.13, exception 3; *is amended 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.

Sec 907.4 Initiating devices.

Section 907.4.2; *is amended by the addition of the following:*

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

Section 907.6.1 Wiring; *is amended by the addition of the following:*

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

Section 907.6.5; *is amended by the addition of the following:*

Section 907.6.5.3 Communication Requirements. All alarm systems, new or replacement, shall transmit alarm, supervisory, and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the device designation and location of addressable device

identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

Section 907.6.5.4 Flow detectors and electronic monitoring. Sprinkler and standpipe system water flow detectors shall be provided for each floor zone to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a trouble signal at the central station upon tampering.

Section 909 Smoke Control Systems

Section 909.6; *is amended by the addition of the following:*

Section 909.6.3 Pressurized stairways and elevator hoistways. When stairways or elevator hoistways are pressurized, such pressurization systems shall comply with Section 909 as smoke control systems, in addition to the requirements of the Building Code Sections 909.20 and 909.21.

Section 910 Smoke and Heat Removal

Section 910.2; *is amended by the addition of the following:*

Section 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 (1394m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

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

Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.3 *is amended as follows:*

Section 910.3 Design and installation. *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, S-1

Table 910.3; *Change the title of the first row of the table to read as follows:*

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

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

Section 910.3.2.1; *Gravity-operated drop out vents are deleted.*

Sec 910.3.2.2 *is amended by the addition of the following:*

Section 910.3.2.2 Sprinklered Buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically. The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100°F (38°C) greater than the temperature rating of the sprinklers installed.

Section 912.2 Fire Department Connections

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

Section 913 Fire Pumps

Section 913.1; *is amended to include the following:*

Section 913.1 General. When located on the ground level, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. 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.

Section 913.4; *is amended to read as follows:*

Section 913.4 Supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention devices or assembly shall be supervised open by a central-station, proprietary, or remote-station signaling service.

The fire-pump system shall also be supervised for “loss of power”, and “phase reversal” on supervisory circuits, and “pump running” as an alarm condition and shall report individually to the monitoring station.

Section 914 Fire Protection Based on Special Detailed Requirements of Use and Occupancy

Section 914.3.1.2; *is amended to read as follows:*

Section 914.3.1.2 Water supply to required fire pumps. Section 913 Fire Pumps In buildings that are more than 420 feet (128m) in *building height*, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through no fewer than one of the connections.

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.

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

1007.5 Platform lifts. Platform (wheelchair) lifts . . . required *accessible route* in Section 1109. 8, Items 1 through 10. Standby power . . {remainder unchanged}

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

Exceptions:

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

Section 1008.1.9.9 Electromagnetically locked egress doors; *change to read as follows:*

1008.1.9.9 Electromagnetically locked egress doors. Doors in the *means of egress* in buildings with an occupancy in Group A, B, E, I-1, I-2, I-4, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, I-4, 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}*

Section 1015 Electrical Rooms; *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.

Section 1016 Exit access travel distance; *add new section 1016.2.2 to read as follows:*

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

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height;
2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7.3m); and
3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

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

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

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

1018.6, Corridor continuity. Fire-Resistance-Rated corridors shall be continuous from the point of entry to an *exit*, and shall not be interrupted by intervening rooms. *{Remainder unchanged}*

Section 1026.6 Exterior stairway and ramp protection; *amend to read as follows:*

Exceptions: *{Exceptions 1 through 3 unchanged}*

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

Section 1028.1.1.1 Spaces under grandstands; delete.

Section 1101.2 Design; add exception to read as follows:

Exceptions: Projects registered with the Architectural Barriers Division of the Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this Chapter.

Section 1103.2 General exceptions; add exceptions

1103.2.16. Religious Facilities. A space used primarily for religious rituals, as determined by the owner or occupant. To facilitate plan review, the owner, or occupant shall include a clear designation of such areas with submitted plans. This exemption does not apply to common areas. Common areas include but are not limited to: parking facilities, accessible routes, walkways, hallways, toilet facilities, entrances, public telephones, drinking fountains, and exits.

Section 1106 Parking and Passenger Loading Facilities, is deleted in its entirety.

Table 1505.1 Minimum roof covering classification for types of construction; delete footnote c and replace footnote b with the following:

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

c. {delete}

Section 1505.7 Special purpose roofs; delete the section

Section 1510.1 General; add a sentence to read as follows:

1510.1 General. Materials and application methods 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.

Section 1603.2; *add chart to read as follows:*

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

SUBJECT TO DAMAGE FROM		
Weathering ^a	Frost line depth ^b	Termite ^c
moderate	6"	very heavy

WINTER DESIGN TEMP ^e	ICE BARRIER UNDER-LAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
22°F	No	local code	150	64.9°F

Section 1704.2, Special inspections; *add last sentence to read as follows:*

1704.2 Special inspections. The special inspector shall not be employed by the contractor.

Section 1704.2.1; Special inspector qualification; *is amended to read as follows;*

1704.2.1 Special inspector qualifications. Upon Request...*{remainder unchanged}*

Section 1704.2.4 Report requirement; *is amended to read as follows;*

1704.2.4 Report requirement. Special inspectors shall keep records of inspections. Upon Request, the special inspector*{remainder unchanged}*

Section 1704.2.4 Report requirement; *last sentence is amended to read as follows;*

1704.2.4 Report requirement. A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted prior to certificate of occupancy is issued.

Section 1704.2.5; *add sentence to read as follows:*

1704.2.5 Inspection of fabricators. This section provides minimum requirements for inspection of fabricators for buildings in Group E Occupancies and buildings in excess of 55 feet in height; *{remainder unchanged}*

Section 1704.2.5.2 Fabricator approval; *is amended to read as follows;*

1704.2.5.2 Fabricator approval. Special inspections are not required where the work is done on premises of a fabricator approved to perform such work based on review of the quality control manual and procedures of the fabricator, approved by an approved special inspection agency. Upon request, at completion of fabrication, the approved fabricator may submit a certificate of compliance to the registered design professional in responsible charge stating.....{remainder unchanged}

Sections 1704.3.2 Seismic thru Section 1704.5.2 Wind requirements; *Delete sections*

Section 1705.10 Wind Resistance; *Delete section:*

Sections 1705.10.1 Special Inspections for Wind Resistance thru Section 1705.12.4 Seismic isolation systems; *Delete sections*

Section 2901.1 Scope; *add a sentence to read as follows:*

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

Section 2902.1 Minimum number of fixtures; *add a second paragraph to read as follows:*

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

Table 2902.1; *change footnote f to read as follows:*

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

Section 2902.1; *add new Sections to read as follows:*

2902.1.3 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.3.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.3.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the **City** of Plano Health Department.

Section 2902.2 Separate Facilities; *change Exception 2 as follows:*

2. {Remainder unchanged}..... Unless otherwise required by City of Plano Health Department.

Section 3006.1; *change to read as follows:*

3006.1, Access; Elevator machine rooms shall be provided. *{Remainder unchanged.}*

3006.4. Machine Rooms and Machinery Spaces: *{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.”

Section 3006.4; *Delete exceptions 1 and 2*

Section 3006.5 Shunt trip. *Deleted in its entirety.*

Section 3109.1; *change to read as follows:*

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

Section 3401.5 Alternative Compliance. Work performed in accordance with the International Existing Building Code shall be deemed to comply with the provisions of this chapter with prior approval from the Building Official.

Section 3401.6 Dangerous Conditions. *{Remainder unchanged.}*

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective January 1, 2014, and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 28th day of October, 2013.

Harry LaRosiliere, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY