ORDINANCE NO. 2026-10

AN ORDINANCE OF THE TOWN OF FAIRVIEW, TEXAS, REPEALING ORDINANCE 2020-28, ADOPTING THE 2024 EDITION OF THE INTERNATIONAL BUILDING CODE, AMENDING SPECIFIC SECTIONS; ADOPTING APPENDICES; REPEALING ORDINANCE NUMBER 2020-28 WITH CERTAIN EXCEPTIONS AND ALL AMENDMENTS; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Fairview, Texas is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the Town Council of the Town of Fairview deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the Town to enforce regulations regarding the use, construction and occupancy of buildings in the Town; and

WHEREAS, the Town Council finds that the adoption of model codes promotes uniform construction and provides a minimum standard of safety; and

WHEREAS, for the purpose of establishing rules and regulations for the design, quality of materials, erection, construction, installation, alteration, repair, location, relocation, replacement, conversion, addition to, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all building or structures, the Town Council desires to adopt this ordinance; and

WHEREAS, the Town Council finds it necessary to amend the provisions of the model code to address regional conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS:

SECTION I. The foregoing recitals, premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

SECTION 2. All ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict; provided, however, notwithstanding any provision of this ordinance or the 2024 International Building Code, this ordinance does not impose new regulations or repeal or otherwise modify certain existing regulations that were enacted before January 1, 2009, requiring automatic sprinkler fire suppression systems in certain one- or two-family residential dwellings (those having over 4,999 square feet), it being the

intention of the Town Council for those existing regulations to continue in force and effect after January 1, 2009, unless and until the Town Council expressly enacts an ordinance expressly modifying or repealing those regulations. In the event of any contradiction between this exception and any other provision of this ordinance or any other ordinance in the Code of Ordinances, or the 2024 International Building Code or other applicable codes or laws, as amended, this section shall prevail to the fullest extent necessary to retain said existing regulations that were enacted before January I, 2009, requiring automatic sprinkler fire suppression systems in certain one- or two family residential dwellings (those having over 4,999 square feet).

SECTION 3. Section 3.02.001, being the building code adopted in Chapter 3 Building Regulations, Article 3.02 Building Code of the Code of Ordinances, Town of Fairview shall be amended as follows:

SECTION 4. The amendments referenced in Section 3 of this ordinance are hereby adopted as follows:

Sec. 3.02.001. Adopted.

(a) The 2024 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 Town of Fairview 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 2024 Edition of the International Building Code is on file in the office of the City Secretary.

(b) All ordinances or parts of ordinances in force when the provisions of this section become effective that are inconsistent or in conflict with the terms and provisions contained in this section are hereby repealed only to the extent of any such conflict; provided, however, notwithstanding any provision of this section or the 2024 International Building Code, this section does not impose new regulations or repeal or otherwise modify certain existing regulations that were enacted before January 1, 2009, requiring automatic sprinkler fire suppression systems in certain one- or two-family residential dwellings (those having over 4,999 square feet), it being the intention of the town council for those existing regulations to continue in force and effect after January 1, 2009, unless and until the town council expressly enacts an ordinance expressly modifying or repealing those regulations. In the event of any contradiction between this exception and any other provision of this section or any other ordinance in this code, or the 2024 International Building Code or other applicable codes or laws, as amended, this section shall prevail to the fullest extent necessary to retain said existing regulations that were enacted before January I, 2009, requiring automatic sprinkler fire suppression systems in certain one- or two-family residential dwellings (those having over 4,999 square feet).

Section 101.4; change section to read as follows (Sections 101.4.1 through 101.4.7 to remain unchanged):

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

Section 101.4.8; add the following new section:

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

Sections 103 and 103.1; change to read as follows [Sections 103.2 and 103.3 to remain unchanged]:

SECTION 103

BUILDING INSPECTIONS DEPARTMENT

103.1 Creation of enforcement agency. The Building Inspections Department ("agency") is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of the code.

Section 104.2.4.1 Flood hazard areas; delete section in its entirety.

Section 105.1.2 Annual permit records; delete section in its entirety.

Section 105.2 Work exempt from permit; under sub-title entitled "Building" delete items 1, 2, 10 and 11 and re-number as follows:

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 m2).~~

~~2. Fences not over 7 feet (1829 mm) high.~~

~~3.~~ 1. (Remainder Unchanged)

~~4.~~ 2. (Remainder Unchanged)

~~5.~~ 3. (Remainder Unchanged)

~~6.~~ 4. (Remainder Unchanged)

~~7.~~ 5. (Remainder Unchanged)

~~8.~~ 6. (Remainder Unchanged)

~~9.~~ 7. (Remainder Unchanged)

~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~

~~11.~~ 8. (Remainder Unchanged)

~~12.~~ 9. (Remainder Unchanged)

~~13.~~ 10. (Remainder Unchanged)

Section 105.3; change section to read as follows:

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building inspections for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which applications are made.

2. Describe the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and locate the proposed building or work.

3.Indicate the use and occupancy for which the proposed work is intended.

4.Be accompanied by construction documents and other information as required in Section 107.

5.State the valuation of the proposed work.

6.Be signed by the applicant, or the applicant's authorized agent.

7.Give such other data and information as required by the building official.

General: To obtain a permit, the applicant shall be registered as a contractor. A contractor may register by making application on forms provided by the building official.

Exception:

1.Homeowners may obtain permits for their private residence if they are homestead exempt.

2. Contractors exempt from local registration fees and registration must show proof of state license.

Revocation/Suspension: A contractor's registration or application 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.

4. Non-compliance with ICC codes.

Section 109; change Section 109 by adding Sections 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.Town-approved plans are not available to the inspector on the job site.

4.The building is locked or work otherwise is 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.There is a 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.

Section 202; change the 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 persons who are rendered incapable of self-preservation by the services provided. This group may include, but not be limited to, the following:

-Dialysis centers

-Sedation dentistry

-Surgery centers

-Colonic centers

-Psychiatric centers

Section 202; add a 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; add a definition of "High-piled Combustible Storage" to read as follows:

HIGH-PILED COMBUSTIBLE STORAGE.

1.Storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet (3658 mm) in height. Where required by the fire code official, high-piled combustible storage also includes certain high-hazard commodities, such as rubber tires, Group A plastics, flammable liquids, idle pallets and similar commodities, where the top of storage is greater than 6 feet (1829 mm) in height.

2.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 (speculative warehouse), a fire protection system and life safety features shall be installed for Class IV commodities, to the maximum pile height.

Section 202; change the definition of "High-Rise Building" 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.

Section 202; change the definition of "Repair Garage" to read 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.

Section 202; change the definition of "Special Inspector" to read as follows:

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in

responsible charge and the building official as having the competence necessary to inspect a particular type of construction requiring special inspection.

Section 303.1.3; change section 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 Chapters 10 and 11.

Section 304.1; add the following to the list of occupancies in Section 304.1 Business Group B:

Fire stations

Police stations with detention facilities for 5 or less.

Table 307.1.1 Hazardous Materials Exemptions; change the exemption for "Cleaning establishments with combustible liquid solvents" in Table 307.1.1 to read as follows:

Cleaning establishments with combustible liquid solvents having a flash point of 140°F (60°C) or higher in closed systems employing equipment listed by an approved testing agency, provided that this occupancy is separated from all other areas of the building by 1-hour fire barriers constructed in accordance with Section 707 of 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

Section 403.1; change section to read as follows:

403.1 Applicability. High-rise buildings shall comply with Sections 403.2 through 403.6.

Exceptions: The provisions of Sections 403.2 through 403.6 shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Section 412.2.

2. Open parking garages in accordance with Section 406.5.

3. The open-air portion of a building containing a Group A-5 occupancy in accordance with Section 303.6.

4. Special industrial occupancies in accordance with Section 503.1.1.

5. Buildings containing any one of the following:

5.1 A Group H-1 occupancy.

5.2 A Group H-2 occupancy in accordance with Section 415.8, 415.9.2, 415.9.3 or 426.1

5.3 A Group H-3 occupancy in accordance with Section 415.8.

Section 403.3; change section to read as follows (Exception deleted):

403.3 Automatic Sprinkler system. Buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 403.3.3.

Section 403.3.2; change section to read as follows:

403.3.2 Water supply to required fire pumps. In buildings that are more than 120 feet (36.5 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided that 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 406.3.3.1; change section to read as follows:

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

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 (five) feet, constructed of non-combustible materials and for the storage of automobiles.

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

Section 502.1; change section to read as follows:

502.1 Address identification. Approved numerals of minimum six (6) inches in 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 in height building numerals or address and three (3) inch in 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 503.1; change section to read as follows:

503.1 General. Unless otherwise specifically modified in Chapter 4 and this chapter, building height, number of stories and building area shall not exceed the limits specified in Sections 504 and 506 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Building height, number of stories and building area provisions shall be applied independently. For the purposes of determining area limitations, height limitations and type of construction, each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building. Where a building contains more than one distinct type of construction, the building shall comply with the more restrictive building area, height, and stories for the lesser type of construction or be separated by fire walls, except as allowed in Section 510.

Table 506.2 Allowable Area Factor in Square Feet; delete footnote "i" from the table.

Section 506.3.1; change section to read as follows:

506.3.1 Minimum percentage of perimeter. To qualify for an area factor, increase based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or open space. 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 lanes. To be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot-wide pathway meeting fire department access from the street or approved fire lane shall be provided.

Section 602.1.1; change section to read as follows:

602.1.1 Minimum requirements. A building or portion thereof shall not be required to conform to the details of a type of construction higher than that type which meets the minimum requirements based on occupancy even though certain features of such a building actually conform to a higher type of construction. Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive building area, height, and stories, for the lesser type of construction or be separated by fire walls in accordance with Section 706.

Section 708.4.3; change Exception 1 of Section 708.4.3 "Fireblocks and draftstops in combustible construction" to read as follows (remainder of section and exceptions are unchanged):

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

Section 718.3; change Exception of Section 718.3 "Draftstops in floors" to read as follows (remainder of section is unchanged):

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

Section 718.4; change Exception of Section 718.4 "Draftstops in attics" to read as follows (remainder of section is unchanged):

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

Section 901 General

Sec. 901.5; amended by the addition of the following to the first paragraph:

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 damage 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 901.6.1.1; add to read as follows:

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

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing and 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 are 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 externally to the building shall not be conducted during freezing conditions or during the day prior to expected nighttime freezing conditions.

9. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

Section 901.6.4; add to read as follows:

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

Sec. 901.7 is amended to read as follows:

Sec. 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, alarms or unwanted alarms, 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

Sec. 903.1.1 is amended to read as follows:

Sec. 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, or as approved by the fire code official.

Sec. 903.2 is amended to read as follows:

Sec. 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 hoist ways. Storage shall not be allowed within the elevator machine room.

Sec. 903.2 is amended by deleting the Exception:

Sec. 903.2.1.1,903.2.1.2, 903.2.1.3, 903.2.1.4, are amended to read as follows:

Sec. 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 1,000 square feet (92.90304m2).

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.

Sec. 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 Occupancies where one of the following conditions exists:

1.The fire area exceeds 1,000 square feet (92.90304m2).

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

3.The fire area is located on a floor other than the level of exit discharge serving such occupancies.

Sec. 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 1,000 square feet (92.90304m2).

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.

Sec. 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 1,000 square feet (92.90304m2).

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 903.2.2.1; Delete exception and change to read as follows:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. The fire area exceeds 1,000 square feet (92.90304m2).

2. Four or more care recipients are incapable of self-preservation.

3. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Sec. 903.2.2 is amended to read as follows:

903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1, 9.3.2.2.2, and 903.2.2.3.

Add new section 903.2.2.3 to read as follows:

Sec. 903.2.2.3 Fire area. Where a Group B fire area exceeds 1,000 square feet (92.90304 m2).

Sec. 903.2.3, 903.2.4, 903.2.4.2, 903.2.7, 903.2.9, 903.2.9.1, and 903.2.9.3 are amended to read as follows:

Sec. 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 1,000 square feet (92.90304m2) in area.

2.Throughout every portion of educational building below the level of exit discharge.

3.The Group E fire area has an occupant load of 300 or more.

Section 903.2.4.; change to read as follows:

Sec. 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 1,000 square feet (92.90304m2);

2.Where a Group F-1 fire area is located more than three stories above grade plane; or

Where combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 1,000 square feet (92.90304m2).

4.A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.

5.A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

Section 903.2.4.1; change to read as follows:

Sec. 903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 1,000 square feet (92.90304m2) in area that generate finely divided combustible waste or use finely divided combustible materials.

Section 903.2.4.2; change to read as follows:

Sec. 903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

Section 903.2.7; change to read as follows:

Sec. 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 1,000 square feet (92.90304m2).

2. Where a Group M fire area is located more than three stories above grade plane.

3.Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 1,000 square feet (92.90304m2)

Section 903.2.7.2; change to read as follows:

Sec. 903.2.7.2 Group M upholstered furniture or mattresses. An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 1,000 square feet (92.90304m2)

Section 903.2.9; change to read as follows:

Sec. 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 1,000 square feet (92.90304m2).

2.A Group S-1 fire area is located more than three stories above grade plane.

3.The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 1,000 square feet (92.90304m2).

4.A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 1,000 square feet (92.90304m2).

5.A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m squared).

Section 903.2.9.1; change to read as follows:

Sec. 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 1,000 square feet (92.90304m2).

2.One-story buildings with a fire area containing a repair garage exceeding 1,000square feet (92.90304m2).

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 1,000 square feet (92.90304m2).

5.A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m2).

Section 903.2.9.3; change to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

Section 903.2.9.4; delete Exception:

903.2.9.4 Group S-1 upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 1,000 square feet (92.90304 m2).

Section 903.2.9.5; add to read as follows:

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Hazard Group II classification, in accordance with NFPA 13 requirements. Physical construction in compliance with open-grid ceilings as per NFPA 13, such as an open metal grid ceiling or chicken wire that does not obstruct the overhead sprinkler protection, shall be installed to prevent storage from exceeding the lower of either 12 feet above finished floor or 18 inches beneath standard sprinkler head deflectors. At least one sprinkler head shall be provided in each storage unit/room (additional sprinklers may be necessary for compliance with NFPA 13 spacing requirements), regardless of wall height or construction type separating such units.

Section 903.2.11; change 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 that have one or more stories, other than penthouses in compliance with Section 1511 of the International Building Code, located 35 feet (10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Section 903.2.11.3; delete Exception:

Sec. 903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

Sec. 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.

Sec.903.2.11.9 Buildings Over 1,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 1,000 sq. ft. or greater and in all existing buildings that are enlarged to be 1,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exceptions:

1. Type U buildings

2. Type R-3. All R-3 occupancies less than 5000 square feet. Square footage to include all spaces. regardless of conditioning or intended use under the same contiguous roof on each level.

Sec. 903.3.1.1.1 is amended to read as follows:

Sec. 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.A room or space where sprinklers constitute a serious life or fire hazard because of the nature of the contents, where approved by the fire code official.

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.Elevator machine rooms, machinery spaces, and hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.3.1.1.4; add the following Section:

903.3.1.1.4 Dry pipe sprinkler systems. Dry pipe sprinkler systems protecting fire areas of Type V construction shall be required to meet the 60 second water delivery time, per NFPA 13, to the system test connection regardless of the system size, unless more stringent criteria are applicable in NFPA 13, and all dry pipe sprinkler systems shall be trip tested to flow/discharge water to verify compliance with this requirement, unless otherwise approved by the fire code official.

Sec. 903.3.1.2 is amended by adding the following paragraph at the end.

Sec. 903.3.1.2 NFPA 13R 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 protections in combustible attics of buildings two (2) or more stories in height.

Section 903.3.1.2.2; change to read as follows:

903.3.1.2.2 Corridors and balconies. Sprinkler protection shall be provided in all corridors and for all balconies.

Section 903.3.1.2.3; delete section and replace as follows:

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

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.

2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick- response intermediate temperature sprinkler shall be installed above the equipment.

3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.

4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:

4.1. Provide automatic sprinkler system protection.

4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.

4.3. Construct the attic using noncombustible materials.

4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.

4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3; change to read as follows:

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

Section 903.3.1.4; add to read as follows:

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

903.3.1.4.1 Attics. Only dry pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect unheated attic spaces.

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

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and

2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and

3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

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

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 NFPA standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

Section 903.3.9; change to read as follows:

903.3.9 Building floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser as indicated below:

1. In High Rise Buildings, floor control assemblies shall be located in protected stairwells, or as otherwise approved by the fire code official.

2. In all other buildings, floor control assemblies shall be located as approved by the fire code official.

Sec. 903.4.1 is amended to include a second paragraph after the exceptions to read as follows:

Sec. 903.4.1 Electronic 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. Reference Section 903.3.9 for required floor control assemblies. 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.

Sec. 903.4.3 is amended to include a second paragraph to read as follows:

Sec. 903.4.3 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 905.3.8; add to read as follows:

905.3.8 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

Section 905.1; add a sentence that reads as follows:

Class I Automatic wet and dry standpipes shall be provided if a fire pump is required for the operation of the fire sprinkler system; otherwise, a manual Class 1 standpipe is acceptable as allowed by the Fire Chief and/or his/her designee.

Sec. 905.4 Location of Class I standpipe hose connections item 5 is amended 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 on the roof or at the highest landing of stairways with stair access to the roof provided in accordance with Section 1011.12.

Sec. 905.4 is amended to by the addition of item 7 as follows:

7.When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (150') intervals along major corridors or pathways thereafter or otherwise approved by the fire code official.

Section 905.8; change to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

Sec. 905.9 is amended to add a second paragraph after the exceptions to read as follows:

Sec. 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 more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. 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 906 Portable Fire Extinguishers

Sec. 906.1 is amended by deleting 906.1(1) exception 3 and change exception 1 and 2 to read as follows:

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall not be required in each dwelling unit unless in specified location in items 2 through 6. The portable fire extinguisher shall have a minimum rating of 1-A:10-B:C

2. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in items 2 through 6 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B:C

Section 907 Fire Alarm and Detection Systems

Section 907.1.4; add to read as follows:

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable.

Sec. 907.2.1 is amended to read as follows:

Sec. 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 purpose of applying to this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for Group E occupancy.

Sec. 907.2.3 is amended to read as follows:

Sec. 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 by 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.

Sec. 907.2.3; add new Section 907.2.3.1 to read as follows:

Sec. 907.2.3.1 In-Home Daycare. Residential In-Home daycare with not more than 12 children shall 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.)

Sec. 907.2.6; add new Section 907.2.6.4 to read as follows:

Sec. 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. 907.2.10.1 is amended to read as follows, Exception to remain:

Sec. 907.2.10.1 Public and Self-Storage occupancies. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public– and self–storage occupancies for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Sec. 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. 907.4.2; add new Section 907.4.2.7 to read as follows:

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

Sec. 907.6.1; add new Section 907.6.1.1 to read as follows:

Sec. 907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in a signaling line

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. Notification appliance circuits (NAC) may be installed as Class B circuits.

Sec. 907.6.3; is amended by deleting all four (4) exceptions.

Sec. 907.6.3; add new Sections 907.6.3.2 to read as follows:

Sec. 907.6.3.2 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 device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

Section 910 Smoke and Heat Removal

Sec. 910.2; add new Section 910.2.3 to read as follows:

Sec. 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 15,000square 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 4unstable (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

Sec 910.3.1 is amended by adding the following sentence: Gravity operated drop out vents are prohibited in new construction.

Section 910.4.3.1; change to read as follows:

Section. 910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The

minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m2 per 0.4719 m3/s) of smoke exhaust.

Section 912.2 Fire Department Connections

Sec.912.2; add new Section 912.2.3 to read as follows:

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

Sec. 913.2.1 is amended by adding the following paragraph and exception:

Sec. 913.2.1: Protection of Fire Pump Room. When located on the ground level, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft.-8 in 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 914.3.1.2; add section:

914.3.1.2 Water Supply to required Fire Pumps. In all buildings that are more than 120 feet (36.6 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: No change to exception.

Section 915 Carbon Monoxide (CO) Detection

Sec. 915 delete all and replace as follows:

915.1 General. New and existing buildings shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

915.2 Where required. Carbon monoxide detection shall be provided in interior spaces, other than dwelling units, that are exposed to a carbon monoxide source in accordance with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or

sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

915.2.1 Interior spaces with direct carbon monoxide sources. In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.

Exception: Where environmental conditions in an enclosed space are incompatible with carbon monoxide detection devices, carbon monoxide detection shall be provided in an approved adjacent location.

915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source. In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

Exceptions:

1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.

2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

915.2.3 Interior spaces with forced-indirect carbon monoxide sources. In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with either of the following:

1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.

2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

915.2.4 Dwelling units and sleeping units. Carbon monoxide detection for dwelling units and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

915.2.4.1 Direct carbon monoxide sources. Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping

area in close proximity to bedrooms or sleeping rooms for either of the following conditions:

1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.

2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

915.2.4.2 Forced-indirect carbon monoxide sources. Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

915.3 Location of detection devices. Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

915.4 Permissible detection devices. Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

915.4.1 Carbon monoxide alarms. Carbon monoxide alarms complying with Sections 915.4.1.1 through 915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

1. Dwelling units and sleeping units.

2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

915.4.1.1 Power source. In buildings with a wired power source, carbon monoxide alarms shall receive their primary power from a permanent connection to building wiring,

with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

Exception: For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

915.4.1.2 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

915.4.1.3 Interconnection. Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.

915.4.2 Carbon monoxide detection systems. Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

915.4.2.1 Fire alarm system integration. Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

915.4.2.2 Listings. Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.

915.4.2.3 Alarm notification. For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the control unit.

2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.

3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

915.5 Maintenance. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

Section 1006.2.1; change Section 1006.2.1 "Egress based on occupant load and common path of egress travel distance" by amending Exception 3 to read as follows:

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

Table 1010.2.4 Manual Bolts, automatic Flush Bolts and Constant Latching Bolts on the Inactive Leaf of a Pair of Doors; change amend Table by adding Group M and A occupancies to read as follows:

Group M to Line item #1 in Table 1010.2.4: Group B, F, M or S occupancies with occupant load less than 50. [Remainder unchanged]

Add Group A and M to Line item #2 in Table 1010.2.4: Group A, B, F, M or S occupancies where the building is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 and the inactive leaf is not needed to meet egress capacity requirements. [Remainder unchanged]

Section 1020.2 Construction; change section to add a new Exception 6 to read as follows:

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

Section 1030.1.1.1 Spaces under grandstands and bleachers; delete this section.

Section 1101.1; change section to read as follows:

1101.1 Scope. The provisions of this chapter shall control the design and construction of facilities for accessibility for individuals with disabilities.

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

Section 2702.5; added to read as follows:

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

Section 2901.1; change section to read as follows:

[P]2901.1 Scope. The provisions of this chapter and the amended International Plumbing Code shall govern the design, construction, erection and installation of plumbing components, appliances, equipment and systems used in buildings and structures covered by this code. Toilet and bathing rooms shall be constructed in accordance with Section 1210. Private sewage disposal systems shall conform to the International Private Sewage Disposal Code. The International Fire Code, the International Property Maintenance Code and the Amended International Plumbing Code shall govern the use and maintenance of plumbing components, appliances, equipment and systems. The International Existing Building Code and the amended International Plumbing Code shall govern the alteration, repair, relocation, replacement and addition of plumbing components, appliances, equipment and systems. 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; 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; add footnote g to read as follows:

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

Section 2902.1; change section by adding new Sections 2902.1.4, 2902.1.4.1

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

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

2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tools 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 Town of Fairview Health Department.

Section 3002.1; change to read as follows:

3002.1 Hoistway enclosure protection. A hoistway for elevators, dumbwaiters and other vertical-access devices shall comply with Sections 712 and 713. Where the hoistway is required to be enclosed, it shall be constructed as a shaft enclosure in accordance with 713. Refer to 712.1.10 for elevators in parking garages.

Exceptions: Elevators completely located within atriums shall not require hoistway enclosure protection.

3002.4; change the first sentence to read as follows:

Where elevators are provided in any building regardless of the number of stories, not fewer than 1 elevator shall be provided for fire department emergency access to all floors.

In all buildings equipped with elevators, at least one elevator shall be provided for fire department emergency access to all floors. A selector switch shall be provided in the fire control panel to select other elevators if the designated elevator is out for maintenance. All cars shall allow for the turning of a wheelchair. The minimum clear distance between walls or between wall and door, excluding return panels, shall not be less than 80 inches by 54 inches (2032 mm by 1372 mm). Minimum clear width for elevator doors shall be 42 inches (1063 mm). The elevator shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than three (3) inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame.

Section 3005.4; change to read as follows:

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

1.Machine rooms.

2.Control rooms.

3.Control spaces.

4.Machinery spaces outside of the hoistway enclosure.

The fire-resistance rating shall be not less than the required rating of the hoistway enclosure served by the machinery. Openings in the fire barriers shall be protected with assemblies having a fire protection rating not less than that required for the hoistway enclosure doors.

Exceptions:

1.For other than FSAE and occupant evacuation elevators, elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.

2.For other than FSAE and occupant evacuation elevators, elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

Section 3005.5; change section by adding new Subsections 3005.5.1, 3005.5.1.1, 3005.5.1.1.1, 3005.5.1.1.2, 3005.5.1.2, and 3005.5.1.3 to read as follows:

3005.5.1 Fire protection in machine rooms, control rooms, machinery spaces and control spaces.

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

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

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

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

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

Section 3005; change section by adding a new Section 3005.7 to read as follows:

3005.7 Storage. Storage shall not be allowed within the elevator, machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above-listed locations stating: "No Storage Allowed."

Section 3006.2; change section to read as follows:

3006.2 Hoistway opening protection required. Elevator hoistway door openings shall be protected in accordance with Section 3006.3 where an elevator hoistway connects more than three stories, is required to be enclosed within a shaft enclosure in accordance with Section 712.1.1 and any of the following conditions apply:

1.The building is not protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

2.The building contains a Group I-1, Condition 2 occupancy.

3.The building contains a Group I-2 occupancy.

4.The building contains a Group I-3 occupancy.

5.The building is a high rise and the elevator hoistway is more than 55 feet (16 764mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway.

Section 3007.3; change section to read as follows:

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

Section 3008.3; change section to read as follows:

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

Appendix N; delete this appendix in its entirety.

SECTION 5. Any person, firm or corporation convicted of violating any of the provisions or terms of this ordinance shall be guilty of a misdemeanor and subject to a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation exists shall be considered a separate offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the Town shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Any ordinance that is in conflict herewith is hereby repealed to the extent of such conflict.

SECTION 9. This ordinance shall take effect on MARCH 7TH, 2026 and after its passage and publication as required by law.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, this 3RD day of FEBRUARY, 2026.

APPROVED:

Dr. John Hubbard, Mayor

ATTEST:

Joshua Stevenson, Town Secretary

APPROVED AS TO FORM:

Clark McCoy, Town Attorney