

ORDINANCE NO. 2025- 843

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS ADOPTING THE 2021 INTERNATIONAL BUILDING CODE; PROVIDING FOR THE REPEAL OF ARTICLE IV, SECTIONS 4-61 THROUGH 4-62 OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS, AND THE ADOPTION OF THIS ORDINANCE IN PLACE THEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CEDAR HILL CODE OF ORDINANCES; PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Cedar Hill, Texas is a home rule city within the State of Texas; and

WHEREAS, the City of Cedar Hill, Texas desires to provide for the safety, health and public welfare of the citizens of the City of Cedar Hill, Texas, by the regulation of standards for building construction and the inspection thereof; and

WHEREAS, the City of Cedar Hill further desires to promote and maintain current and beneficial health and safety standards in the City of Cedar Hill, Texas; and

WHEREAS, the Ordinance shall not be retroactive to existing buildings at the time of the adoption of this Ordinance but shall apply only to new construction and changes to the use, occupancy or modifications of existing buildings.

WHEREAS, the City Council of the City of Cedar Hill, Texas, does find and determine that it is in the best interest of the health, safety, and general welfare of the citizens of the City of Cedar Hill, Texas to adopt the 2021 International Building Code with certain modifications and additions as are herein prescribed within the corporate limits of the City of Cedar Hill, Texas and areas within 5,000 feet of the corporate limits.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF CEDAR HILL, TEXAS, THAT:**

SECTION 1. Repeal of Article IV, Sections 4-61 thru 4-62

The City Council of the City of Cedar Hill, Texas hereby repeals Article IV, Sections 4-61 thru 4-62 of the Code of Ordinances of the City of Cedar Hill, Texas and adopts this ordinance in its place which shall hereafter read as follows:

SECTION 2. Adoption of the 2021 International Building Code

The 2021 International Building Code is hereby adopted and incorporated in its entirety as though fully set out at length herein, save and except such portions as are herein after deleted, modified or amended and the provisions of such code shall be controlling in the

installation, alteration or repair of all buildings and the inspection thereof; within the corporate limits of the City of Cedar Hill, Texas.

2021 International Building Code Additional Requirements and Amendments.

(1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Building Code of the City of Cedar Hill*, hereinafter referred to as “this code.”

(2) Section 101.4 is amended to read as follows:

101.4 Referenced codes. The other codes specified 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.

(3) Section 101.4.8 is added to read as follows:

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

(4) Section 102.4 is amended to read as follows:

102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.4.1 and 102.4.2.

(5) Section 103 is amended to read as follows:

SECTION 103

CITY OF CEDAR HILL CODE ENFORCEMENT DEPARTMENT

(6) Section 103.1 is amended to read as follows:

103.1 Creation of enforcement agency. The City of Cedar Hill Code Enforcement 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 this code and amendments as adopted.

(7) Section 105.2 is amended to read as follows:

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

Building:

1. Oil derricks.
2. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
3. Painting, papering, tiling, carpeting, and similar finish work.
4. Temporary motion picture, television and theater stage sets and scenery.
5. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and installed entirely above ground.
6. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
7. Swings and other playground equipment accessory to detached one-and two-family dwellings not exceeding 8 feet in height.
8. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
9. Non-fixed and movable fixtures, cases, racks, and counters.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.

2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.5 kW) or less of refrigerant and actuated by motors of 1 horsepower (0.75kW) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The Clearing or stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

(8) Section 109.7 is added 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 is clearly posted.
3. City approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. The job site is red tagged twice for the same item;
6. The original red tag has been removed from the job site.
7. Failure to maintain erosion control, trash control or tree protection.

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

(9) Section 109.8 is added to read as follows:

109.8 Work without a permit.

(10) Section 109.8.1 is added to read as follows:

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

(11) Section 109.8.2 is added to read as follows:

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 from penalty prescribed by law.

(12) Section 109.8.3 is added to read as follows:

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.

(13) Section 113.5 is added to read as follows:

113.5 Fees. An application fee of one hundred fifty dollars (\$150.00) is required for hearing of appeal.

(14) Section 202 the definition of Ambulatory Health Care facility is amended to read as follows:

Ambulatory Care Facility. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility or care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonoscopy centers
- Psychiatric centers

(15) Section 202 the definition of Assisting Living Facilities is added to read as follows:

Assisting 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.

(16) Section 202 add the definition of Community Home to read as follows:

Community Home. A place where not more than six (6) physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and rehabilitation by not more than two (2) persons as licensed by the Texas Department of Mental Health and Mental Retardation (also see Chapter 123 of the Texas Human Resource Code).

(17) Section 202 the definition of Existing Building is amended to read as follows:

Existing Building. A building, structure, or space with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is under a change of occupancy or use.

(18) Section 202 the definition of Existing Structure is amended to read as follows:

Existing Structure. A building, structure, or space with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is under a change of occupancy or use.

(19) Section 202 the definition of High-Rise Building is added 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.

(20) Section 202 the definition of Repair Garage is added 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.

(21) Section 202 the definition of Special Inspector is amended 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.

(22) Section 303.1.3 is amended to read as follows:

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

(23) Section 304.1 is amended to read as follows:

Section 304 Business Group B

304.1 Business Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

- Airport traffic control towers
- Animal hospitals, kennels and pounds
- Banks
- Barber and beauty shops
- Car wash
- Civic administration
- Clinic-outpatient
- Dry cleaning and laundries; pick-up and delivery stations and self-service
- Educational occupancies, above the 12th grade including *higher education laboratories*
- Electronic data processing
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 square feet (232 m²) in area.
- Laboratories; testing and research
- Motor vehicle showrooms
- Post offices
- Print shops
- Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
- Radio and television stations
- Telephone exchanges
- Training and skill development not within a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastic and similar uses regardless of the ages served, and where not classified as a Group A occupancy.)
- Fire stations

- Police stations with detention facilities for 5 or less

(24) Section 307.1.1 is amended to read as follows:

[F] 307.1.1 Uses other than Group H. An occupancy that stores, uses or handles *hazardous materials* as described in one or more of the following items shall not be classified as Group H, but shall be classified as the occupancy that it most nearly resembles.

1. Buildings and structures occupied for the application of flammable finishes, provided that such buildings or areas conform to the requirements of Section 416 and the *International Fire Code*.
2. Wholesale and retail sales and storage of flammable and combustible liquids in mercantile occupancies conforming to the *International Fire Code*.
3. Closed piping system containing *flammable* or *combustible liquids* or gases utilized for the operation of machinery or equipment.
4. Cleaning establishments that utilize 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 or 1-hour *horizontal assemblies* constructed in accordance with Section 711, or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.
5. Cleaning establishments that utilize a liquid solvent having a *flash point* at or above 200° F (93° C).
6. Liquor stores and distributors without bulk storage.
7. Refrigeration systems.
8. The storage or utilization of materials for agricultural purposes on the premises.
9. Stationary batteries utilized for facility emergency power, uninterrupted power supply or telecommunication facilities, provided that the batteries are provided with safety venting caps and ventilation is provided in accordance with the *International Fire Code* and *International Mechanical Code*.
10. *Corrosive* personal or household products in their original packaging used in retail display.
11. Commonly used *corrosive* building materials.
12. Buildings and structures occupied for *aerosol product* storage, aerosol cooking spray products, or plastic aerosol 3 shall be classified as Group S-1, provided that such buildings conform to the requirements of the *International Fire Code*.
13. Display or storage of nonflammable solid and non-flammable or noncombustible liquid hazardous materials in quantities not exceeding the maximum allowable quantity per control area in Group M or S occupancies complying with Section 414.2.5.

14. The storage of black powder, smokeless propellant or small arms primers in Groups M and R-3 and special industrial explosive devices in Groups B, F, M and S, provided such storage conforms to the quantity limits and requirements prescribed in the International Fire Code.

(25) Section 310.5 is amended to read as follows:

310.5 Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portion thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Community Home
- Group Homes
- Halfway houses
- Residential Board and care facilities
- Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

(26) Section 403.1 is amended to read as follows:

403.1 Applicability. High-rise buildings shall apply to buildings having any occupied floors located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access and comply with Section 403.2 through 403.6.

Exception: The provisions of this section shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Section 412.3.
2. Open parking garages in accordance with Section 406.5.
3. The open-air portions of buildings 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 with:

- 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; or,
- 5.3 A Group H-3 in accordance with Section 415.8.

(27) Section 403.3.2 is amended to read as follows:

[F] 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 the main is valve such that an interruption can be isolated so that the water supply will continue without interruption through no fewer than one of the connections.

(28) Section 406.3.3.1 is amended to read as follows:

406.3.3.1 Carport separation. A separation is not required between a Group R-3 and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above. 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).

(29) Section 423.5.1 is amended to read as follows:

423.5.1 Required occupant capacity. The required occupant capacity of the storm shelter shall include all the buildings on the site and shall be the total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.

Exceptions:

1. Where a new building is being added on the existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all the buildings on the site, the storm shelter shall at a minimum accommodate the required occupant capacity for the new building.
2. Where approved by the building official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the site.
3. Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by occupant load calculation, shall be permitted to be used in the determination of the required design occupant capacity for the storm shelter.

(30) Section 708.4.2 is amended to read as follows:

708.4.2 Firelocks and draftstops. In combustible construction where *fire partitions* do not extend to the underside of the floor or roof sheathing, deck or slab above, the space above and along the line of the *fire partition* shall be provided with one of the following:

1. *Fireblocking* up to the underside of the floor or roof sheathing, deck or slab above using materials complying with Section 718.2.1.
2. *Draftstopping* up to the underside of the floor or roof sheathing, deck or slab above using materials complying with Section 718.3.1 for floors or Section 718.4.1 for attics.

Exceptions:

1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the *fire partition* and the 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 draftstopping.
2. Where corridor walls provide a sleeping unit or dwelling unit separation, draftstopping shall only be required above one of the corridor walls.
3. In Group R-2 occupancies with fewer than four dwelling units, *fireblocking* and draftstopping shall not be required.
4. In Group R-2 occupancies up to and including four stores in height in buildings not exceeding 60 feet (18,288 mm) in height above grade plane, the attic space shall be subdivided by *draftstops* into areas not exceeding 3,000 square feet (279 m²) or above every two dwelling units, whichever is smaller.
5. In Group R-3 occupancies with fewer than three dwelling units, fire-blocking and draftstopping shall not be required in floor assemblies.

(31) Section 718.3 is amended to read as follows:

718.3 Draftstopping in floors. Draftstopping shall be installed to subdivide floor/ceiling assemblies where required by Section 708.4.2. In other than Group R occupancies, draftstopping shall be installed to subdivide combustible floor/ceiling assemblies so that horizontal floor areas do not exceed 1,000 square feet (93 m²).

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

(32) Section 718.4 is amended to read as follows:

718.4 Draftstopping in attics. Draftstopping shall be installed to subdivide attic spaces where required by Section 708.4.2. In other than Group R, draftstopping shall be installed to subdivide combustible attic spaces and combustible concealed roof spaces such that any horizontal area does not exceed 3,000 square feet (279 m²). Ventilation of concealed roof spaces shall be maintained in accordance with Section 1202.2.1.

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

(33) Section 901.6.1.1 is added 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 back flushed when material is present and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reduction, 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 the Texas Administrative Code, Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (fire code official) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

(34) Section [F] 903.2 is amended to read as follows:

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

Exception: Telecommunications equipment buildings used exclusively for telecommunications equipment associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic fire-extinguishing system and an automatic fire 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 or not less than 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

(35) Section 903.2.1.1 is amended by amended to read as follows:

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 9,000 square feet (836 m^2).
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.

(36) Section 903.2.1.3 is amended by amended to read as follows:

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

1. The fire area exceeds 9000 square feet (836 m^2).
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.

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

(37) Section 903.2.1.4 is amended by amended to read as follows:

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 9,000 square feet (836 m^2).
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.

(38) Section 903.2.4 is amended to read as follows:

903.2.4 Group F-1. An automatic sprinkler system shall be provided for Group F-1 where the following conditions exists:

1. F-1 moderate hazard occupancies 9,000 square feet and greater containing the following:

Aircraft (Manufacturing, not to include repair)

Beverages; over 16 percent alcohol content.

Boats

Canvas or similar fabric.

Clothing

Electric generation plants

Engines (including rebuilding)

Food processing and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities are more than 2,500 square feet (232m^2) in area.

Furniture (Sprinkle at 2,500 square feet)

Metals

Millwork
Paper Mills or products
Plastic products
Refuse Incineration
Photo engravings
Resilient flooring
Silks
Tobacco, cigars, cigarettes and snuff
Upholstery and mattresses
Wax candles

An automatic sprinkler system shall be provided throughout all other Group F-1 occupancies not listed here at 12,000 square feet or greater.

2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F fire areas on all floors, including any mezzanines, exceeds 18,000 square feet (1672 m^2).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m^2).

(39) Section 903.2.4.2 is amended to read as follows:

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 (>16% alcohol) in the fire area at any one time.

(40) Section 903.2.7 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exist:

1. A Group M fire area exceeds 9,000 square feet (836 m^2).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m^2).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m^2).
5. An automatic sprinkler system shall be provided throughout buildings containing Group M occupancy when the storage fire area exceeds 2,500 square feet (232 m^2)

(41) Section 903.2.9 is amended to read as follows:

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

1. S-1 moderate hazard occupancies 9,000 square feet and greater containing the following:

Aerosols, Levels 2 and 3
Aircraft hangar (storage and repair)
Bags: cloth, burlap and paper
Bamboo and rattan
Baskets
Belting: canvas and leather
Books and paper in rolls or packs
Boots and shoes
Buttons, including cloth covered, pearl or bone
Cardboard and cardboard boxes
Clothing, woolen wearing apparel
Cordage
Dry boat storage (indoor)
Furniture
Furs
Glues, mucilage, pastes and size
Grains
Horns and combs, other than celluloid
Leather
Linoleum
Lumber
Tobacco, cigars, cigarettes and snuff
Wax candles

An automatic sprinkler system shall be provided throughout all other Group S-1 moderate hazard occupancies not listed here at 12,000 square feet or greater.

2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all S-1 fire areas on all floors, including any mezzanines, exceeds 18,000 square feet (1672 m^2).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m^2).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m^2).

(42) Section 903.2.9.1 is amended to read as follows:

903.2.9.1 Repair Garages An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with amended Section 406.8 in the Building Code as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m^2).
2. Buildings not more than one story above grade plane with a fire area containing a repair garage exceeding 10,000 square feet (929 m^2).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m^2).

(43) 903.2.9.3 is amended 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 ($>6\%$ alcohol) in the fire area at any one time.

(44) Section [F] 903.2.9.5 is added to read as follows:

[F] 903.2.9.5 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

(45) Section 903.2.10 is amended to read as follows:

903.2.10 All Group S-2 Enclosed parking garages. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the International Building Code where either of the following conditions exist:

1. Where the fire area of the enclosed parking garage exceeds 9,000 square feet (836 m^2).
2. Where the enclosed parking garage is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

(46) Section [F] 903.2.11.3 is amended to read as follows:

[F] 903.2.11.3 Buildings more than 55 feet in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories, other than penthouses in compliance with Section 1510 of the *International Building Code*, located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access measured to the finished floor.

(47) Section [F] 903.2.11.7 is added to read as follows:

[F] 903.2.11.7 High-Piled Combustible Storage. For any building with a clear storage racking height exceeding 12 feet (4572 mm), see Chapter 32 of the International Fire Code to determine if those provisions apply.

(48) Section [F] 903.2.11.8 is added to read as follows:

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

(49) Section [F] 903.3.1.1.1 is amended to read as follows:

[F] 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. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

(50) Section 903.3.1.2 is amended to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. The floor level of the highest story is 35 feet (10668 mm) or less above the lowest level of fire department vehicle access.

3. The floor level of the lowest story is 35 feet (10668 mm) or less below the lowest level of fire department vehicle access.

(51) Section 903.3.1.2.2 is amended to read as follows:

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

(52) Section 903.3.1.2.3 is amended to read as follows:

[F] Section 903.3.1.2.3. Attics and Attached Garages. Sprinkler protection is required in attic spaces of such buildings two or more stories in height in accordance with NFPA 13 and/or NFPA 13R requirements and 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 un-sprinklered attic, not fewer than one quick response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of building 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.

(53) Section 903.3.1.3 is amended to read as follows:

[F] 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 NFPA13D or in accordance with state law.

(54) Section 903.3.1.4 is added to read as follows:

[F] Section 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 standards and this section.

(55) Section 903.1.4.1 is added to read as follows:

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

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

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

(56) Section 903.3.1.4.2 is added to read as follows:

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official.

(57) Section [F] 903.3.5 is amended to read as follows:

[F] 903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the *International Plumbing Code*. For connections to public waterworks system, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official

Water supply, as required for such systems, shall be provided in conformance with the supply requirements of the respective 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.

(58) Section [F] 903.4 is amended to read as follows:

[F] 903.4 Sprinkler system monitoring and alarms. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and

temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two –family dwellings.
2. Limited area systems serving in accordance with Section 903.3.8.
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

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

(59) Section [F] 903.4.2 is amended to read as follows:

[F] 903.4.2 Alarms. An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

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

(60) Section [F] 905.2 is amended to read as follows:

[F] 905.2 Installation standards. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall

be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

(61) Section [F] 905.3.9 is added to read as follows:

[F] 905.3.9 Building Area. 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) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class 1 automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14.
2. R-2 occupancies of four stories or less in height having no interior corridors.

(62) Section [F] 905.4 is amended to read as follows:

[F] 905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required exit stairway, a hose connection shall be provided for each story above or below grade. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.

Exception: A single hose connection shall be permitted to be installed in the open corridor or open breezeway between open stairs that are not greater than 75 feet (22860 mm) apart.

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

Exception: Where floor areas adjacent to a horizontal exit are reachable from an interior exit stairway hose connections by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30480 mm) of hose, a hose connection shall not be required at the horizontal exit.

3. In every exit passageway at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an exit passageway or exit corridor to the mall.
5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3- percent slope), each standpipe shall be provided with a two way hose connection located to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. Where the most remote portion of a non-sprinkled floor or story is more than 150 feet (45720 mm) from a hose connection or the most remote portion of a sprinkled floor or story is more than 200 feet (60960 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations.
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

(63) Section [F] 905.9 is amended to read as follows:

[F] 905.9 Valve supervision. Valves controlling water supplies shall be supervised in the open position so that a change in the normal position of the valve will generate a supervisory signal at the supervising station required by Section 903.4. Where a fire alarm system is provided, a signal shall also be transmitted to the control unit.

Exceptions:

1. Valves to underground key or hub valves in roadway boxes supervision.
2. Valves locked in the normal position and inspected as provided in this code in buildings not equipped with a fire alarm system.

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

(64) Section [F] 906.1 is amended to read as follows:

[F]906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:

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

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A; 10-B; C.
2. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Item 2 through 6 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A; 20-B; C.

(65) Section [F] 907.1.4 is added to read as follows:

[F] 907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems servicing more than 20 smoke detectors shall have analog initiating devices.

(66) Section [F] 907.2.1 is amended to read as follows:

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

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.

(67) Section [F] 907.2.3 is amended to read as follows:

[F] 907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. A manual fire alarm system is not required in Group E educational with an occupant load of 50 or less.
 - 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 5 children 2 1/2 or less years of age, see Section 907.2.6).
2. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that activation of the manual fire alarm system initiates an approved occupant notification signal in accordance with Section 907.5.
3. Manual fire alarm boxes are not required in Group E occupancies where all the following apply:
 - 3.1. Interior corridors are protected by smoke detectors.
 - 3.2. Auditoriums, cafeterias, gymnasiums and similar areas are protected by heat detectors or other approved detection devices.
 - 3.3. Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.
4. Manual fire alarm boxes shall not be required in Group E occupancies where all of the following apply:
 - 4.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1.

- 4.2. The emergency voice/alarm communication system will activate on sprinkler water flow.
- 4.3. Manual activation is provided from a normally occupied location.

(68) Section [F] 907.2.10 is amended to read as follows:

[F] 907.2.10 Group S. 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.

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 will activate throughout the notification zones upon sprinkler water flow.

(69) Section [F] 907.2.13 is amended to read as follows:

[F] 907.2.13 High-rise buildings. High-rise buildings shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communications system in accordance with Section 907.5.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Sections 412 and 907.2.22.
2. Open parking garages in accordance with Section 406.5.
3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed area.
4. Low-hazard special occupancies in accordance with Section 503.1.1.
5. Buildings with an occupancy in Group H-1, H-2, or H-3 in accordance with Section 415.

6. In Group I-1 and I-2 occupancies, the alarm shall sound at a constantly attended location and occupant notification shall be broadcast by the emergency voice/alarm communication system.

(70) Section [F] 907.4.2.7 is added to read as follows:

[F] 907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

(71) Section [F] 907.6.1.1 is added to read as follows:

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

(72) Section 907.6.3 is amended to read as follows:

[F] Section 907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

(73) Section 907.6.6 is amended to read as follows:

[F] 907.6.6 Monitoring. Fire alarm systems required by this chapter or by the International Fire Code shall be monitored by an approved supervising station in accordance with NFPA 72. See Section 907.6.3 for the required information transmitted to the supervising station.

Exception: Monitoring by a supervising station is not required for:

1. Single and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

(74) Section [F] 910.2 is amended to read as follows:

[F] 910.2 Where required. Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Section 910.2.1 and 910.2.2., and 910.3.2.

Exceptions:

1. Frozen food warehouses used solely for storage of Class I and II commodities where protected by an approved automatic sprinkler system.
2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat vents are prohibited.
3. Only manual smoke and heat removal shall be required in areas of buildings equipped with control mode special application sprinklers with a response time index of 50 (m^*S)^{1/2} or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

(75) Section [F] 910.2.3 is added to read as follows:

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

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

Exception: Building 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.

(76) Section [F] 910.4.3.1 is amended to read as follows:

[F] 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 m^2 per 0.4719 m^3/s) of smoke exhaust.

(77) Section [F] 912.2.3 is added to read as follows:

[F] 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.

(78) Section [F] 913.2.1.1 is added to read as follows:

[F] 913.2.1.1 Fire pump rooms access. When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. - 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1 of the International Fire Code.

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

(79) Section 1010.2.5 is amended to read as follows:

1010.2.5 Bolt locks. Manually operated flush bolts or surface bolts are not permitted.

Exceptions:

1. On doors not required for egress in individual dwelling units or sleeping units.
2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknob, panic bar or similar operating hardware.
4. Where a pair of doors serves a Group A, B, F, M or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. The inactive leaf shall contain no doorknob, panic bar or similar operating hardware.
5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self-latching edge- or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not

needed to meet egress capacity requirements and the inactive leaf contains no doorknobs, panic bars, or similar operating hardware.

(80) Section 1101.1 is amended 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 shall be deemed to be in compliance with the requirements of this chapter.

(81) Section 1210.2.2 is amended to read as follows:

1210.2.2 Walls and partitions. Walls and partitions within 2 feet (610 mm) of service sinks shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet (1219 mm) above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

All walls and partitions in restrooms and bathrooms shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet (1219 mm) above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

Exceptions: This section does not apply to the following buildings and spaces:

1. Dwelling units and sleeping units.

Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

(82) Section 2702.5 is added to read as follows:

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

(83) Section [P] 2901.1 is amended to read as follows:

[P] 2901.1 Scope. The provisions of this chapter and the International Plumbing Code shall govern the design, construction, erection, and installation of plumbing components, equipment and systems used on buildings and structures covered by this code. Toilet and bathing rooms shall be constructed in accordance with Section 1209. Private sewage disposal systems shall conform to the International

Sewage Disposal Code and the Texas Administrative Code 285 On-Site Sewage Facilities. Private sewage disposal systems shall conform to the Texas Administrative Code 285. The International Fire Code, the International Property Maintenance Code and the International Plumbing Code shall govern the use and maintenance of plumbing components, appliances, equipment and systems. The International Existing Building Code and the 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.

(84) Section 2902.1.4 is added to read as follows:

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.

(85) Section 2902.1.4.1 is added to read as follows:

2902.1.4.1 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.

(86) Section 2902.1.4.2 is added to read as follows:

2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one mop 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 health department.

(87) Section 3002.1 is amended to read as follows:

3002.1 Hoistway enclosure protection. Elevator, dumbwaiter and other hoistway enclosures shall be shaft enclosures complying with Section 712 and 713.

Exceptions:

1. Elevators completely located within atriums shall not require hoistway enclosure protection.
2. Elevators in open or enclosed parking garages that serve only the parking garage shall not require hoistway enclosure protection.

(88) Section 3005.5.1 is added to read as follows:

3005.5.1 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.

(89) Section 3005.5.1.1 is added to read as follows:

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.

(90) Section 3005.5.1.1.1 is added to read as follows:

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.

(91) Section 3005.5.1.1.2 is added to read as follows:

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.

(92) Section 3005.5.1.2 is added to read as follows:

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

(93) Section 3005.5.1.3 is added to read as follows:

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

(94) Section 3005.7 is added 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".

(95) Section 3006.2 is amended 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 with 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 (16,754 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floor served by the hoistway.

Exceptions:

1. Protection of elevator hoistway door openings is not required where the elevator serves only open parking garages in accordance with Section 406.5.
2. Protection of elevator hoistway door openings is not required at the level(s) of exit discharge, provided the level(s) of exit discharge is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. Enclosed elevator lobbies and protection of elevator hoistway opens to the exterior.

(96) Section 3007.3 is amended to read as follows:

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

(97) Section 3008.3 is amended to read as follows:

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

SECTION 3. SAVINGS CLAUSE

In the event that any other Ordinance of the City of Cedar Hill, Texas, heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

SECTION 4. ENFORCEMENT OF PENALTY

Any person, firm partnership, association or corporation who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon

conviction thereof in the Municipal Court of the City of Cedar Hill, Texas such violation shall be liable for a **fine in an amount not to exceed Five Hundred Dollars (\$500)**, and each and every instance of the violation of this Ordinance constitutes a separate offense and shall be punishable by separate fines for each offense.

SECTION 5. SEVERANCE CLAUSE

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6. INCORPORATION INTO CODE OF ORDINANCES

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances, City of Cedar Hill, Texas, as an addition, amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

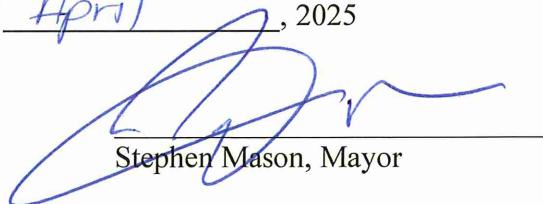
SECTION 7. EFFECTIVE DATE

Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of health, safety and welfare of the citizens of the City of Cedar Hill, Texas, this Ordinance shall take effect immediately after passage, approval and publication, as required by law.

SECTION 8. PUBLICATION

The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED, ADOPTED AND APPROVED by the City Council of Cedar Hill, Texas on this 22 day of April, 2025



Stephen Mason, Mayor

ATTEST:



Belinda Berg
Belinda Berg, City Secretary

APPROVED AS TO FORM:


Ron G. MacFarlane, Jr., City Attorney