

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 15, ARTICLE 15-2, “NATIONAL ELECTRICAL CODE”, TO TITLE IT “BUILDING CODE” AND TO ADOPT THE INTERNATIONAL BUILDING CODE, 2024 EDITION, AS THE CITY OF COPPELL BUILDING CODE; PROVIDING AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2024 EDITION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATION OF THIS ORDINANCE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; EXCEPT HOWEVER, WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE WHICH IS A VIOLATION OF ANY PROVISION OF LAW THAT GOVERNS FIRE SAFETY, ZONING, OR PUBLIC HEALTH AND SANITATION, INCLUDING DUMPING OF REFUSE, THE PENALTY SHALL BE A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That the Code of Ordinances of the City of Coppell, Texas be, and the same is, hereby amended by amending Chapter 15, Article 15-2, “Building Code”, in part to adopt the International Building Code, 2024 Edition, with amendments to read as follows:

ARTICLE 15-2. BUILDING CODE

Sec. 15-2-1. Building Code – Adopted.

There is hereby adopted the International Building Code, 2024 Edition, and all appendices, and made a part hereof for all purposes, the same as if fully copied in full herein, with the exception of such sections hereof, which are hereafter deleted, modified or amended.

Sec. 15-2-2. Amendments.

The following sections of the International Building Code, 2024 Edition, are hereby amended to read as follows:

1. Amend Section 101.1 to read as follows:

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

2. Amend Section 101.4 to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code when specifically adopted shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the National Electrical Code as adopted.

3. Amend Section 101.4.8 by adopting the following:

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.

4. Amend Section 103.1 to read as follows:

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

5. Amend Section 105.2 to read as follows:

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

Building:

1. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.

2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Temporary motion picture, television and theater stage sets and scenery.
4. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
5. Shade cloth structures constructed for agricultural purposes, not including service systems.
6. Swings and other playground equipment accessory to one- and two-family dwellings.
7. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753mm) in height.

6. Amend Section 107.1 to read as follows:

107.1 General. A complete set of construction documents prepared by a registered design professional, special inspections information, and structural observation programs and other data shall be submitted with each permit application through the administrative process in use at the time of application. Where special conditions exist, the building official is authorized to require additional construction documents prepared by a registered design professional. **Exception:** The *building official* is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

7. Amend Section 109.4 to read as follows:

109.4 Work Commencing before Permit Issuance. Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee 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, not to exceed Two Thousand Dollars (\$2,000.00), subject to the aforesaid limitation. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

8. Amend Section 109.6 to read as follows:

109.6 Plan Review Fees. Plan review fees are as stated in the Council-approved fee schedule. Plan review fees are not refundable.

9. Insert Section 109.6.1 to read as follows:

109.6.1 Refunds. The *building official* may authorize refunding of not more than 80 percent of the permit fee which was erroneously paid or collected, except for plan review fees as described.

10. Insert Section 109.7 to read as follows:

Section 109.7 Re-inspection fees. A fee as established by City Council resolution may be charged when:

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

11. Amend Section 113 to read as follows:

The Building and Standards Commission shall act as the Board of Appeals.

12. Section 113.3 Qualifications shall be deleted in its entirety.

13. Amend Section 202 by adopting new definitions, 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.

14. Amend Section 403.3 by deleting the exception in its entirety.

15. Amend Section 901.6 by adopting subsection 901.6.4, to read as follows:

901.6.4 False Alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner. The technician performing maintenance on any system capable of transmitting an alarm to the Emergency Dispatch Center shall notify the appropriate center, as well as the monitoring company for the property, prior to any work being performed on the system. In addition, the technician shall notify the Emergency Dispatch Center, as well as the monitoring company for the property, immediately upon placing the system back in service.

16. Amend Section 901.7 to read as follows:

901.7 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of accidental activations, the fire department and the Fire Marshal shall be notified immediately and, where required by the Fire Marshal, the building shall either be evacuated or an approved fire watch 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, fire watch 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.

17. Amend Section 903.1.1 to read as follows:

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

18. Amend Section 903.2 by adding thereto; deleting the exception; and by adopting Subsection 903.2.13, to read as follows:

903.2 Where required. In addition to the remainder of 903.2, an approved automatic fire extinguishing system (fire sprinkler system) shall be installed and maintained in accordance with the current versions of NFPA 13, Standard for the Installation of Sprinkler Systems and NFPA 25 Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems in the following occupancies:

1. All new buildings and new additions to existing buildings greater than 5,000 square feet.
2. All new windowless buildings or buildings with a basement, regardless of square footage.
3. All new Group R buildings, excluding single family dwellings. Protection is required throughout all living areas, including, but not limited to small rooms and enclosed attached garages.
4. All buildings or structures, two (2) or more stories or thirty-five feet (35') in height, excluding Group R-3.
5. All Group R-3 building with a gross square footage greater than 10,000 square feet.
6. All Group R-3 occupancies which contain two or more separate dwelling units. Residential or quick response standard sprinklers shall be used in the dwelling units.
7. All Group R-1 occupancies. Residential or quick response standard sprinklers shall be used in the dwelling units and guest room portions of the building.
8. All Group A-5 occupancies greater than 1,000 square feet.
9. All Group A-2 occupancies greater than 2,000 square feet, unless Type I or II construction is utilized for the building, then greater than 5,000 square feet.
10. All Group H and Group I occupancies regardless of square footage.
11. Throughout all occupancies classified as 'self-service storage facility'.
12. F-1 and S-1 occupancies used for manufacture or storage of upholstered furniture or mattresses greater than 2,500 square feet.

903.2.13 General. The following fire and life safety items are required for applicable buildings. The system shall be designed according to NFPA standards on all floors of the building.

All buildings equipped with an approved automatic sprinkler system shall also be equipped with an approved, monitored fire alarm system, meeting the requirements of NFPA 72 and this code. In addition to the building requirements listed above, the following requirements must be met:

1. Where standpipes are required, all standpipe locations are to be marked by painting the entire drop "Safety RED" with blue retro-reflective tape at 1 and 10-foot levels above valves. Where standpipes are located in office areas, cabinets shall be readily distinguishable from surrounding wall coverings.
2. All personnel doors are to be numbered in six-inch (6") high numbers on the inside and outside of the doors. The numbering is to begin at the pump room and continue counter-clockwise around the building. The pump room is to have "PUMP ROOM" on the outside of the door in minimum six-inch (6") high letters. On all buildings without a pump room, the first personnel door to the right of the main entrance is to be labeled door "1" and continue in a counter-clockwise direction. Doors are to be numbered sequentially with the personnel doors or alphabetical symbols are to be used. No personnel doors and dock doors are to be labeled with the same number. All numbers are to be of a contrasting color to the background.
3. Zone maps and operational instructions are to be posted at each fire alarm panel.
4. A plan showing the location of each pull station, duct detector, mechanical smoke exhaust fan and personnel door locations (by door number) shall be located at each alarm panel.
5. Each sprinkler riser shall be identified by a unique four inch (4") number above the main valve. If the sprinkler riser, 4-inch or larger, passes through a ceiling, wall or enclosure, an additional four inch (4") number shall be placed on the riser pipe at a point that is easily visible from floor level. A plan showing the coverage area of each system shall be posted adjacent to the fire alarm panel.
6. Fire sprinkler risers/fire pump rooms shall be directly accessible from an exterior door. The room shall be properly sized for adequate personnel maneuverability and serviceability, minimum size sixty-four (64 sq. ft.) square feet, with a minimum dimension of eight feet (8'). Exterior weatherproof strobe shall be installed.
7. Evacuation of Buildings. Upon any fire alarm activation, all occupants shall immediately evacuate all portions of the building and shall remain outside of the structure until it has been determined that it is safe to return.

19. Amend Subsections 903.3.1.1 and 903.3.1.1.1 to read as follows and by deleting Subsection 903.3.1.1.2 in its entirety:

903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system, sprinklers shall be installed throughout in accordance with NFPA 13, latest edition, except as provided in Sections 903.3.1.1.1.

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 are protected with an approved 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 the combination of 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 fire code official.

20. Amend Subsection 903.3.1.2 to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13R, as amended to include small rooms, closets, balconies and attached enclosed garages.

21. Amend Subsection 903.3.5 by adding the following:

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

When any portion of the facility or buildings protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants and mains capable of supplying the required fire flow shall be required. Additional hydrant locations shall be based on fire load, internal fire protection systems, required fire flow, vehicular traffic, fire lanes, and other special circumstances. Fire hydrants shall be spaced no farther than six hundred feet (600') in residential areas and three hundred feet (300') in other than residential areas, measured center-on-center. These distances may be modified when sufficient data is provided showing equivalent fire protection can be maintained. Fire hydrants shall be located no closer than three feet (3') nor farther than six feet (6') from a fire lane. Fire supply lines shall be looped systems with no dead-end mains or fire lines greater than one hundred fifty feet (150') in length unless approved by the Fire Marshal.

22. Amend Section 903.3.7 to read as follows:

903.3.7 Fire Department Connections. Fire Department Connections (FDC) shall not be located in or on structures, unless otherwise approved by the Fire Marshal. The FDC shall be located no closer than three feet (3') nor farther than six feet (6') from a fire lane. The line from the FDC to the sprinkler riser shall be isolated from any hydrant through the use of an approved check valve. At no time shall the FDC increase pressure to any fire hydrant. The FDC shall be located no farther than fifty feet (50') from a fire hydrant and shall be located on the same side of the fire lane as the hydrant. The FDC shall be installed at a height not to exceed thirty inches (30"), in accordance with the City of Coppel Engineering Standards and Details. FDC shall be equipped with approved Knox® locking caps.

23. Amend Section 903.4 and the Exceptions thereto to read as follows:

903.4 Sprinkler system supervision and alarms. All 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 electronically supervised.

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, not to exceed 120 seconds. All control valves in the sprinkler and standpipe systems, except for the fire department hose connection valves, shall be electrically supervised to initiate a supervisory signal at the central station upon turning or operating the valve.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Jockey pump control valves that are sealed or locked in the open position.
3. Control valves to commercial kitchen hoods, spray booths or dip tanks that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.
6. Manual Dry Standpipe system must be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

24. Amend Section 905.1 to read as follows:

905.1 General. Standpipe systems shall be provided in new buildings and structures in accordance with Sections 905.2 through 905.11. In buildings used for high-piled combustible storage, fire protection shall be in accordance with Chapter 32.

All buildings greater than 20,000 square feet, except for Group R-3, shall be equipped with 2 1/2" hose valves stations. The hose valve locations shall be supplied by a minimum 2 1/2" line from the automatic fire sprinkler system. The hose valve stations shall consist of a 2 1/2" valve. A demand of a minimum of 150 GPM shall be included in the hydraulic calculations. Spacing for the hose valves shall be based on one hundred feet (100') hose lay and thirty feet (30') of stream, beginning at the nearest fire department entry door.

25. Amend Section 907.1 by adopting Subsection 907.1.4 to read as follows:

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

All fire alarm systems shall be installed in such a manner that the failure of any single alarm-actuating or alarm-indicating device will not interfere with the normal operation of any other devices.

All fire alarm system communicators shall be capable of sending point (smoke detector, manual pull station, water flow, etc.) specific data to central station monitoring companies.

Exception: Existing systems need not comply unless the total building remodel or expansion exceeds 25% of the original building.

26. Amend Section 907.2.1 to read as follows and by deleting the exception thereto:

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 Group E occupancy.

27. Amend Section 907.2.1.1 to read as follows:

907.2.1.1 System Initiation in Group A Occupancies with an Occupant Load of Three Hundred (300) or more. Activation of the fire alarm in Group A occupancies with an occupancy load of three hundred (300) or more shall immediately initiate an approved prerecorded message announcement using an approved voice communication system in accordance with NFPA 72 that is audible above the ambient noise level of the occupancy.

Exception: When approved, the prerecorded announcement is allowed to be manually deactivated for a period of time, not to exceed three (3) minutes, for the sole purpose of allowing a live voice announcement from an approved, constantly attended location.

28. Amend Section 907.2.2 to read as follows and by deleting the exceptions thereto:

907.2.2 Group B. A manual fire alarm system shall be installed in Group B occupancies having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge or contain an ambulatory care facility.

29. Amend Section 907.2.3 to read as follows and by deleting the exceptions thereto:

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 fire extinguishing systems or automatic fire alarm systems are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in all Group E daycare occupancies. All buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm system.

30. Amend Subsection 907.2.4 to read as follows and by deleting the exception thereto:

907.2.4 Group F. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies greater than 75,000 gross square feet or are two or more stories in height.

31. Amend Section 907.2.13 to read as follows and by deleting the exceptions thereto:

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

32. Amend Subsection 907.6.3 by deleting the exceptions.

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.

33. Amend Section 910.4 by adding the following:

910.4 Mechanical smoke exhaust. Where approved by the fire code official, engineered mechanical smoke exhaust shall be an acceptable alternative to smoke and heat vents. In buildings equipped with an Early Suppression Fast Response (ESFR) sprinkler system or a Class IV sprinkler system, curtain boards and smoke and heat vents are to be eliminated and an approved mechanical smoke and removal system utilized. This system must de-activate all fans upon initiation of the fire alarm system. The system shall have a manual override system in addition to the vent controls located in the protected area. A separate Fire Department access or key switch may be required at a remote location in the building. Each individual fan shall be capable of being activated by a fireman's override switch located in the pump room. Design of the mechanical smoke and heat removal system shall be based on a minimum of four (4) air changes per hour. When activated by the fire alarm, all other mechanical ventilation systems shall shut down. Fans shall be capable of continuous operation even after main building power has been deactivated.

34. Amend Subsection 910.4.3 by adding the following:

910.4.3 System design criteria. The mechanical smoke removal system shall be sized to exhaust the building at a minimum rate of four (4) air changes per hour based upon the volume of the building or portion thereof without contents. The capacity of each exhaust fan shall not exceed 30,000 cubic feet per minute.

Supply air for exhaust fans shall be provided at or near the floor level and shall be sized to provide a minimum of twenty-five percent (25%) of required exhaust. Openings for supply

air shall be uniformly distributed around the periphery of the area served. Personnel doors and dock doors shall not be considered as part of the supply air system.

A 3rd party Fire Protection Engineer report may be evaluated on a case-by-case basis. The City of Coppell will not be responsible for the report costs. Submission of the report is not a guarantee that the above system design criteria will not be required to be followed.

35. Delete section 1011.14 Alternating tread devices in its entirety.

36. Section 1020.2; add exception 6 to read as follows:

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

SECTION 2. If any section, subsection, paragraph, sentence, phrase or work in this ordinance, or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council of the City of Coppell, Texas hereby declares it would have enacted such remaining portions despite any such invalidity.

SECTION 3. That the repeal of any ordinance or any portion thereof by the preceding sections shall not affect or impair any act done or right vested or accrued or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceedings, suit or prosecution had or commenced shall remain in full force and effect to all intents or purposes as if such ordinance or part thereof so repealed shall remain in force.

SECTION 4. That any person, firm or corporation violating any of the provisions of this ordinance or the Code of Ordinances as amended hereby, shall be guilty of a misdemeanor and upon conviction in the Municipal Court of the City of Coppell, Texas, shall be subject to a fine not

to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, except where a different penalty has been established by State law for such offense, the penalty shall be that fixed by State law, and for any offense which is a violation of any provision of law that governs fire safety, zoning or public health and sanitation, including dumping of refuse, the penalty shall be fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such offense is continued shall constitute a new and separate offense.

SECTION 5. That this ordinance shall become effective immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of Coppell, Texas, this the _____ day of _____, 2025.

APPROVED:

WES MAYS, MAYOR

ATTEST:

ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT HAGER, CITY ATTORNEY

APPROVED AS TO FORM:

ROBERT HAGER, CITY ATTORNEY