

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS AMENDING THE CODE OF ORDINANCES BY REPEALING CHAPTER 15, ARTICLE 15-1, “BUILDING CODE”, IN ITS ENTIRETY, AND REPLACING IT WITH THE ADOPTION OF A NEW ARTICLE 15-1, TO ADOPT THE INTERNATIONAL BUILDING CODE, 2015 EDITION, AS THE CITY OF COPPELL BUILDING CODE; PROVIDING AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2015 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 repealing Chapter 15, Article 15-1, “Building Code”, in its entirety, and replacing it with a new Chapter 15, Article 15-1, “Building Code”, to adopt the International Building Code, 2015 Edition, with amendments to read as follows:

“ARTICLE 15-1. BUILDING CODE

Sec. 15-1. Building Code – Adopted.

There is hereby adopted the International Building Code, 2015 Edition, 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. 15-1-2. Amendments.

The following sections of the International Building Code, 2015 Edition, are hereby amended to read as follows:

1. 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.

2. 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.

3. 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 detached one- and two-family dwellings.
7. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753mm) in height.

4. Amend Section 107.1 to read as follows:

107.1 General. Two complete sets of construction documents, special inspection and structural observation programs and other data shall be submitted with each permit application. The plans shall be prepared by a registered design professional. Where special conditions exist, the building official is authorized to require additional construction documents to be 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.

5. 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 One Thousand Dollars (\$1,000.00), 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.

6. Amend Section 109.6 to read as follows:

109.6 Plan Review Fees. Plan review fees are equal to 65% of the permit fee. Plan review fees may not be refundable except as provided in Section 109.6.1

109.6.1 Refunds. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code, except for plan review fees as described. The Building Official may authorize refunding of not more than 80% of the plan review fee paid when an application for permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is done. There shall not be any fee refunds authorized unless accompanied by a written application filed by the original permittee not later than 180 days after the date of fee payment.

7. Amend 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.

8. Amend Section 109.8 Fees to read as follows:

109.8 Investigation Fee. Work without a permit.

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

109.8.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the City fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

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

9. Amend Section 113 to read as follows:

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

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

11. Amend Section 202 by adopting new definitions, to read as follows:

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

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

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a

supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

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.

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles.

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.

12. Amend Section 403.1 to read as follows:

Applicability. The provisions to this section shall apply to buildings having occupied floors located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

13. Amend Section 403.1, exception #3, to read as follows:

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

14. Amend Section 403.3 by deleting exception #2 in its entirety.

15. Amend Section 406.3.4, subsection (4) by adding a sentence to read as follows:

4. 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 the distance between the two is at least 10 feet (3048 mm).

16. Amend Section 406.8, by adding a paragraph that reads as follows:

This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

17. Amend Section 419.1.1 by adding a paragraph to subsection (2) as follows:

2. The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit. In no case shall the non-residential work area be less than fifty (50) percent of the first floor square footage.

18. Amend Table 504.3 to add Footnote I as follows:

Footnote i. Group R-1 Hotel/Motel occupancies shall be of Type I or II construction regardless of height and/or area.

19. Amend Table 506.2 to add Footnote I as follows:

Footnote i. Group R-1 Hotel/Motel occupancies shall be of Type I or II construction regardless of height and/or area.

20. Amend Section 506.3.1 by adding a sentence to read as follows:

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway from the street or approved fire lane must be provided.

21. Amend Section 712.1.9 to read as follows:

4. Is not open to a corridor in Group I and H occupancies

22. Amend Section 901.6 by adding subsection 901.6.3 to read as follows:

901.6.3 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 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.

23. 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.

24. 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.

25. Amend Section 903.1 by adding subsection 903.1.2, to read as follows:

903.1.2 Residential systems. Residential sprinkler systems installed in accordance with NFPA 13D or NFPA13R shall not be recognized for the purposes of exceptions or reductions, commonly referred to as "trade-offs", permitted by other requirements of this code or the International Building Code.

26. Amend Section 903.2 and add Subsection 903.2.13 to read as follows:

903.2 Where required. 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.
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. Two (2) complete sets of plans and calculations shall be submitted to the Fire Prevention Division for review and approval. Upon completion, the installer shall furnish the Fire Prevention Division with a statement that the system has been installed to meet the requirements of all applicable ordinances.

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" (Sherwin Williams B45R38 or equivalent) 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 and heat 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.

27. 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 Marshal, 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 Marshal.

28. 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, and shall include small rooms, closets, balconies, and attached enclosed garages.

29. Amend Subsection 903.3.1.3 to read as follows:

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

30. 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.

31. 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 Coppell Engineering Standards and Details. FDC shall be equipped with approved Knox® locking caps.

32. 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.

33. 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 905.10. 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 valve 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.

34. Amend Section 907.1 by adding 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. Fire alarm systems utilizing more than 20 initiating devices shall have analog initiating devices.

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.

35. Amend Section 907.2.1 to read as follows and by deleting the exceptions 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.

36. 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.

37. 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.

38. 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 day care 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.

39. 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.

40. Amend Section 907.2.13 to read as follows and delete the exception 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.

41. 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.

42. 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.

43. 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.

44. Amend Section 1006.2.2.6 by adding new section 1006.2.2.6 to read as follows:

1006.2.2.6 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

45. Amend Section 1010.1.9.4 by amending exceptions 3 and 4 to read as follows:

Exceptions:

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

46. Amend Section 1016 by adding a new section 1016.2.2 to read as follows:

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

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height;
2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm); and

3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

47. Amend Section 1020.1 by adding 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.

48. Amend Section 1101.1 by adding an exception to read as follows:

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.

49. Amend Section 1101.2 by adding an exception to read as follows:

Exception: Buildings regulated under State Law and built in accordance with State certified plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of this Chapter.

50. Amend Section 1203.1 to read as follows:

1203.1 General. Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the International Mechanical Code.

Where air infiltration rate in a dwelling unit is 5 air changes or less per hour when tested with a blower door at a pressure 0.2 inch w.c. (50 Pa) in accordance with Section 402.4.1.2 of the International Energy Conservation Code, the dwelling unit shall be ventilated by mechanical means in accordance with Section 403 of the International Mechanical Code.

51. Amend Section 1505.1 to read as follows:

1505.1 General. Roof assemblies shall be divided into the classes defined below. Class A, B, and C roof assemblies and roof covering required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, delete references to unclassified or fire retardant wood materials such as wood shingles and wood shakes. These are prohibited as a roof covering material. The minimum roof coverings installed on buildings shall comply with Table 1505.1 based on the type of construction of the building.

52. Amend Table 1505.1 by deleting footnotes b and c.

53. Amend Section 1511.1 by adding a sentence to read as follows:

1511.1 General. All individual replacement shingles or shakes shall be in compliance with the rating required by Table 1505.1.

{text of exceptions unchanged}

54. Amend Section 1704.2 to read as follows:

1704.2 Special inspections and tests. Where application is made to the Building Official for construction as specified in Section 105, the owner or the owner's authorized agent, or the registered design professional in responsible charge, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work listed under Section 1705 and identify the approved agencies to the Building Official. The special inspector shall not be employed by the contractor. These special inspections and tests are in addition to the inspections identified by the Building Official that are identified in Section 110.

55. Amend Section 1704.2.1 to read as follows:

1704.2.1 Special inspector qualifications. Prior to the start of construction and or upon request, the approved agencies shall provide written documentation to the registered design professional in responsible charge and the building official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction.
{Remainder unchanged}

56. Amend Section 1704.2.5.2 to read as follows:

1704.2.5.1 Fabricator approval. Special inspections during fabrications required by Section 1704 are not required where the work is done on the premises of a fabricator registered and approved to perform such work without special inspection. Approval shall be based upon review of the fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved agency, or a fabricator that is enrolled in a nationally accepted inspections program. At completion of fabrication, the acceptable or approved fabricator shall submit a certificate of compliance to the owner or the owner's authorized agent or the registered design professional in responsible charge, stating that the work was performed in accordance with the approved construction documents. The certificate of compliance shall also be made available to the Building Official upon request.

57. Amend the Exceptions to Section 2406.4.2 to read as follows:

Exceptions:

1. Decorative glazing.

2. Where there is an intervening wall or other permanent barrier between the door and glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section 2406.4.3.

58. Amend Section 2901.1 by adding a sentence to read as follows:

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.

59. Amend table 2902.1 to read as follows:

#8 Storage; water closets and lavatories 1 per 200.

60. Amend Section 2902.1 to add a second paragraph to read as follows:

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

61. Amend Section 2902.1.3 by adding a new Section 2902.1.3 to read as follows:

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

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

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

62. Amend Section 2902.2 exception 2 to read as follows:

2. Separate facilities shall not be required in structures or tenant space with a total occupant load, including both employees and customers, of 20 or less.

63. Amend Section 3109.1 to read as follows:

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

SECTION 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 Coppel, 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 Coppel, 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 thirty (30) days 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 Coppel, Texas, this the _____ day of _____, 2017.

APPROVED:

Karen Hunt, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT HAGER, CITY ATTORNEY