

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF PLANO, TEXAS, REPEALING CITY OF PLANO ORDINANCE NO. 2001-9-9 AND ORDINANCE NO. 2003-9-2 CODIFIED AS ARTICLE II, BUILDING CODE, OF CHAPTER 6 OF THE CODE OF ORDINANCES; ADOPTING THE 2003 EDITION OF THE INTERNATIONAL BUILDING CODE, WITH CERTAIN ADDITIONS, DELETIONS AND AMENDMENTS, AS THE BUILDING CODE OF THE CITY OF PLANO; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, A PENALTY CLAUSE, AND AN EFFECTIVE DATE.**

**WHEREAS**, on September 10, 2001, by Ordinance No. 2001-9-9 the City Council of the City of Plano established a Building Code and provided regulations thereunder, and such Ordinances were codified as Article II, Building Code, of Chapter 6 of the Code or Ordinances of the City of Plano (“City”); and

**WHEREAS**, on September 2, 2003, by Ordinance No. 2003-9-2 the City Council of the City of Plano amended the Building Code to make the standards on exterior wall construction apply to all zoning districts; and

**WHEREAS**, on June 15, 2004, the Building Standards Commission held a public hearing to discuss the adoption of the 2003 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), along with the Appendices of such Code, and to receive input from the general public and all persons who may be affected by the proposed adoption; and

**WHEREAS**, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2003 Edition of the International Building Code, along with the Appendices of such Code and the local amendments thereto, should be approved and adopted as the Building Code of the City.

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

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are codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances of the City of Plano, are hereby repealed:

Ordinance No. 2001-9-9, duly passed and approved by the City Council of the City of Plano on September 10, 2001.

Ordinance No. 2003-9-2, duly passed and approved by the City Council of the City of Plano on September 2, 2003.

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

## **ARTICLE II. BUILDING CODE**

### **DIVISION 1. GENERALLY**

#### **Sec. 6-16. Penalty.**

Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense..

#### **Sec. 6-17. Adopted.**

The 2003 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), along with the Appendices of such Code, is hereby adopted and designated as the Building Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2003 Edition of the International Building Code is on file in the office of the City Secretary.

#### **Secs. 6-20 through 6-35. Reserved.**

### **DIVISION 2. AMENDMENTS**

#### **Sec. 6-37. Deletions, Additions, Amendments.**

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

1. *Chapter 1, Administration*

*Section 101.2, exception No. 2; change to read as follows:*

2. Existing buildings undergoing repair, alterations or additions, and change of occupancy shall be permitted to comply with the *International Existing Building Code* with prior approval of the Building Official. Otherwise see chapter 34.

*Section 101.4, Referenced codes, is changed to read as follows:*

The other codes listed in Sections 101.4.1 through 101.4.7 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 Electrical Code as adopted.

*Section 105.1.1, Annual permit and 105.1.2, Annual permit records;* are deleted in their entirety. *Section 105.1.1,* is changed to read as follows:

*Section 105.1.1 Toilet Facilities.* Every construction project requiring a building permit within the City limits of the City of Plano shall have adequate toilet facilities for workers associated with the project.

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

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

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

In addition to the justifications in the Building Code and in addition to other remedies, the building official may issue a Stop Work Order as described in the Building Code for any work done on a project not in compliance with this section.

Item Numbers 1 and 2 listed under *Building* of the first paragraph of *Section 105.2, Work exempt from permit,* are deleted in their entirety, and remaining items are renumbered accordingly.

*Section 105.2.1, Emergency repairs,* is changed to read as follows:

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted prior to work being performed and an emergency inspection may be requested when ready.

Exception: Emergency repairs made outside of normal business hours will require the permit application to be submitted on the next regular business day.

*Section 105.3, Application for permit;* is amended by the addition of the following paragraphs:

8. Be issued to a registered contractor.
  1. General: To obtain a permit, the applicant shall be registered as a contractor

*Exception:* Homeowners may obtain permits to do work at their residence without being registered.
  2. Registration Requirements: Contractor may register by making application on forms provided by the Building Official. Electrical, irrigation, mechanical, and plumbing contractors shall provide proof of required licenses.
  3. Revocation/Suspension: A contractor's registration may be suspended for the following causes:
    1. The contractor fails to finalize permits by obtaining the required approved inspections.
    2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.
    3. The contractor has been found by the Building Standards Commission to have been grossly negligent in the performance of his/her work. For purposes of this Section, a contractor may be found to have acted in a grossly negligent manner if such contractor has received six (6) municipal court convictions for city code violations and if such violations occurred in the twelve (12) month period preceding the revocation/suspension action before the Commission.
    4. Expiration, suspension or revocation of required license, bond or insurance.

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

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

*Section 105* is amended by the addition of *Section 105.8* to read as follows:

*105.8, Withdrawn Permits,* permits may be withdrawn by the applicant if no work has commenced on the project. Permit fees exceeding \$50.00 may be partially refunded. Where applicable, fees will be refunded at 80

percent of their original value, excluding the plan review and fire protection plan review deposits.

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

*Section 106.1, Submittal documents*, is amended by the addition of the following paragraph:

Foundation plans shall be submitted with each application. These plans shall be designed by an engineer licensed by the State of Texas and shall bear that engineer's seal.

*Exception:* These plans shall not be required for Group U, Division 1 Occupancies when not attached to another occupancy or Group U, Division 2 other than those which are required by separate ordinance.

*Section 108.2;* is amended by the addition of the following paragraph to read as follows:

All new and existing construction shall be assessed a fire protection plan review fee in addition to the permit fees. Said plan review fee shall be paid at the time of submitting building plans and specifications for review.

*Section 112, Board of Appeals*, is changed so that the Section title shall read "*Building Standards Commission.*"

*Section 114, Stop Work Order*, is amended by the addition of *Section 114.4*, to read as follows:

*114.4, Construction debris*

1. Whenever work is being done that authorized by a permit, and construction debris from that work is not confined to a container or to a site on the property approved by the Building Official or his designee, and such construction debris poses a threat to public health, safety and comfort so that it constitutes a nuisance, the Building Official or his designee may order the

worked stopped and the Contractor shall clean up the construction debris within thirty-six (36) hours of receiving written notice of the violation. After the expiration of the thirty-six (36) hour period, Contractor shall pay City a fifty dollar (\$50.00) reinspection fee to offset costs incurred by City due to the necessary reinspection before the stop work order is lifted.

2. Upon the issuance of the first stop work order by City pursuant to 114.4(a), the Contractor responsible for the job site where the violation occurred shall clean up such debris within thirty-six (36) hours of notice and shall pay City a fifty dollar (\$50.00) reinspection fee to offset costs incurred by City due to the necessary reinspection before the stop work order is lifted.

3. Upon issuance of the second stop work order at the specific job site because of a violation of this section pursuant to 114.4(a), the Contractor responsible for the job site shall clean up the debris causing the violation within thirty-six (36) hours, pay City a fifty dollar (\$50.00) reinspection fee to reimburse City for all costs incurred due to the necessary reinspection, and shall post a five hundred dollar (\$500.00) clean-up deposit for the job site before the stop work order is lifted. If a Contractor objects to posting such clean-up deposit, Contractor may, within five (5) days after receiving notice of the second violation at a specific job site, appeal that requirement to the Building Official. The decision of the Building Official shall be final. Interest shall not accrue on a deposit posted pursuant to this Section.

4. Upon issuance of a third stop work order at a job site pursuant to 114.4(a) above, the Contractor responsible for the job site shall clean up the debris causing the violation within thirty-six (36) hours and shall pay a fifty dollar (\$50.00) reinspection fee. If Contractor fails to remedy the violation within such thirty-six (36) hour period, City may, at its option, clean up the debris on the job site or cause such debris on the job site to be cleaned up. If City exercises its option hereunder, Contractor shall forfeit all or a portion of its five hundred dollar (\$500.00) deposit posted pursuant to 114.4(c) for the job site at which the violation occurred.

5. The amount deducted from a Contractor's deposit pursuant to 114.4(d) shall be based upon the costs incurred by City for the cleaning of the job site and shall be an amount sufficient to reimburse City for costs incurred due to the violation. All evidence of the existence of a violation upon a job site shall be retained by the Building Inspection Department, and prior to deducting any amount for the Contractor's deposit for a job site,

the Building Official or his designee shall submit to the contractor copies of all evidence establishing the existence of the violation for which the deduction was taken. If Contractor objects to such deduction from the clean-up deposit, Contractor may, within five (5) days after receiving notice of the deduction, appeal to the Building Official. The decision of the Building Official shall be final.

6. Upon forfeiture of all or a portion of Contractor's initial five hundred dollar (\$500.00) deposit for a job site. Contractor shall be required to post an amount sufficient to maintain a five hundred dollar (\$500.00) clean-up deposit for the job site or to post an additional five hundred dollar (\$500.00) clean-up deposit when the costs of clean-up for the job-site are equal to or in excess of \$500.00 before the stop-work order at the job site will be lifted by the Building Official.

7. A Contractor that is required hereunder to post a five hundred dollar (\$500.00) deposit for a job site pursuant to 114.4(c) above, shall be required to maintain such deposit with the City until completion of work at the job site.

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

9. As used herein "Costs" shall mean all expense incurred by City for the cleaning of the job site and the amount of any unpaid municipal court fine.

*(2) Chapter 2, Definitions*

*Section 202, Definitions, Add a new definition to read as follows:*

**HIGH-RISE BUILDING.** A building having any floor used for human occupancy located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

*(3) Chapter 3, Use and Occupancy Classification*

*Section 302.1.1, change to read as follows:*

302.1.1 Incidental use areas. Spaces which are incidental to the main occupancy shall be separated or protected, or both, in accordance with

Table 302.1.1 Areas that are incidental to the main occupancy shall be classified in accordance with the main occupancy of the portion of the building in which the incidental use area is located.

Exception: Incidental use areas within and serving a dwelling unit are not required to comply with this section.

*Section 302.2.1; change to read as follows:*

*302.2.1 Assembly areas.* Accessory assembly areas are not considered separate occupancies if the floor area is equal to or less than 750 square feet (69.7 m<sup>2</sup>). Assembly areas that are accessory to Group E occupancies are exempt from the separation requirements of Table 302.3.2 and are considered Group E occupancies only for the application of Table 503. *{Last sentence to remain unchanged}*

*Table 302.3.2; change the footnote reference in row R-3, R-4, column U, from “d” to “f” and add foot note “f” to read as follows:*

f. See Section 406.1.4.

*Section 303.1; change to read as follows:*

*303.1 Assembly Group A.* *{1<sup>st</sup> four sentences to remain unchanged}*. Assembly areas which are accessory to Group E occupancies are exempt from the separation requirements of Table 302.3.2 and are considered Group E occupancies only for the application of Table 503. *{Last sentence to remain unchanged}*

*Section 304.1; add the following to the list of occupancies:*

Fire stations  
Police stations with detention facilities for 5 or less

(4) *Chapter 4, Special Detailed Requirements Based on Use and Occupancy*

*Section 403.1, Applicability; is changed to read as follows:*

The provisions of 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.

*Section 403.1, Applicability, exception number 3; is changed to read as follows:*

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

*Section 403.2, Automatic sprinkler system, exception number 1 is changed to read as follows;*

1. *Open parking garages in accordance with Section 406.3. See Chapter 9 for other sprinkler requirements.*

*Exception number 2 is deleted.*

***Section 404.1.1; change definition of “Atrium” as follows:***

**ATRIUM.** An opening connecting three or more stories other than enclosed stairways, elevators, hoist ways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall. Stories, as used in this definition, do not include balconies within assembly groups or mezzanines that comply with Section 505.

***Section 406.1.4; add item #4 and #5 to read as follows:***

4. A 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) eave to eave horizontally
5. A separation is not required between any occupancy and an accessory U carport provided the carport is entirely open on all sides, the eave to eave horizontal separation is six feet, non combustible construction, non sprinklered and for the storage of automobiles.

*Section 406.6.1, General, is amended by the addition of the following paragraph:*

This occupancy shall include garages involved the servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such non-major repair. Repair garage involved solely in such minor repair, need not comply with Section 406.6.2.

(5) *Chapter 5, General Building Heights and Areas*

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

Approved numerals of a minimum six (6) inches height and of a color contrasting with the background designating address shall be placed on all new and existing buildings or structures in such a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved six (6) inch height building numerals or address and three (3) inch height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum twenty (20) inch by thirty (30) inch background or border.

*Section 506.2.2, Open Space Limits*, is added 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.

*Section 507.2, Sprinklered, one-story*, is amended by the addition of exception number 3 to read as follows:

3. Single story Type II buildings containing only Group M and Group B occupancies, and provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1, may be of unlimited area without sixty foot clearance required above.

*(6) Chapter 6, Types of Construction*

Table 602; amend footnote b by the addition of the following sentence:

- b. Group R-3 and Group U when used as accessory to Group R-3, as applicable in 101.2 shall not be required to have a fire-resistance rating where fire separation distance is 3 feet or more. Group R-2 and Group U carport, as applicable in 406.1.4, exception 4 shall be required to have a fire-resistance rating where fire separation distance is 10 feet or less.

Table 602; add a footnote d to the title with the footnote d below.

**TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE**

d. The minimum separation between any occupancy and an accessory open carport that is noncombustible, non-sprinklered, without an occupancy separation, and for the storage of automobiles shall be six feet eave to eave horizontal.

(7) *Chapter 7, Fire-Resistance-Rated Construction*

*Section 705.3, Materials*, is changed to read in its entirety as follows:

Non-masonry firewalls shall be constructed of non-combustible materials and shall be non-load bearing. Framing members shall not penetrate the fire resistive membrane of such firewalls.

These firewalls shall be labeled in attic areas in letters at least two (2) inches in height as follows:

**FIRE WALL: DO NOT PENETRATE OR DAMAGE.  
NO PENETRAR O DAÑAR ESTA PARED RESISTENTE AL  
FUEGO.**

Such labels shall be placed not more than ten (10) lineal feet along the wall and shall be placed in such a manner as to be obvious to workers in the attic or concealed space.

*Section 705.11, Ducts and air transfer openings*, is changed to read as follows:

*Exception:* For other than hazardous exhaust ducts, penetrations by ducts and air transfer openings of fire walls that are not on a lot line shall be allowed provided the penetrations comply with Sections 711 and 715. The size and aggregate width of all openings shall not exceed the limitations of Section 705.8.

*Section 707.2; change exception number 7 as follows:*

*{7, 7.1, 7.2 and 7.3 are unchanged}*

~~7.4. — Is not open to a corridor in Group I and R occupancies.~~

~~7.5. — Is not open to a corridor on nonsprinkled floors in any occupancy.~~

~~7.6.~~ 7.4 Is separated from floor openings serving other floors by construction conforming to required shaft enclosures.

*Section 716.5.2, Fire barrier*, is amended by the addition of exception number 4 to read as follows:

4. In the duct penetration of the separation between the private garage and its residence when constructed in accordance with Section 302.3.3, exceptions number 2 and 3.

(8) *Chapter 9 Fire –Protection Systems*

Section 903.2.10.3; amend 903.2.10.3 and add 903.2.10.4 as follows:

903.2.10.3 Buildings over 35 feet in height. An automatic sprinkler system shall

be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509, that is located 35 feet (10 668mm) or more above the lowest level of fire department vehicle access.

Exceptions:

1. Open parking structures in compliance with Section 406.3

*Section 903.2.10;* is amended by the addition of *Section 903.2.12.4, 903.2.12.5* and *903.2.12.6* to read as follows:

*Section 903.2.10.4, High-Piled Combustible Storage,* for any building with a clear height exceeding 12 feet (4572 mm), see Chapter 23 of the International Fire Code to determine if those provisions apply.

*Section 903.2.10.5, Spray Booths and Rooms.* New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

*Section 903.2.10.6, Buildings Over 6,000 sq.ft.* An automatic sprinkler system shall be installed throughout all buildings over 6,000 sq.ft. For the purpose of this provision, fire walls shall not define separate buildings.

1. Open parking garages in compliance with Section 406.3.
2. When of non-combustible construction, the area of awning extension or free-standing canopies, both of which are fully open on a minimum of three sides, and not used for display or storage shall not be considered for requiring sprinkler protection for areas greater than 6,000 square feet but less than otherwise required in this code.

*Section 903.2.10.7, Self-service storage facility,* is changed to read as follows:

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

*Section 903.3.1.1.1, Exempt locations,* is changed to read as follows:

When approved by the 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.

*Section 903.3.5, Water supplies,* is amended by the addition of the following paragraph

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10 psi safety factor.

*Section 903.3.7, Fire department connections,* is changed to read as follows:

The location of fire department connections shall be approved by the Code Official.

*Section 903.4, Sprinkler system monitoring and alarms,* is amended by the addition of a second paragraph after the exceptions to read as follows:

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.

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

*Section 905.2, Installation standards,* is changed to read as follows:

Standpipe system shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

*Section 905.3.2; delete exceptions 1 and 2.*

*Section 905.4, Location of Class I standpipe hose connections; item number 5, is changed to read as follows:*

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located either on the roof or at the highest landing of stairways with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

*Section 905.4, Location of Class I standpipe hose connection; is amended by the addition of number 7:*

7. Class I Standpipes shall also be required on all occupancies in which the distance from accessible points for Fire Department ingress to any point in the structure exceeds two hundred fifty feet (250') along the route that a fire hose is laid as measured from the fire lane. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter.

*Section 905.9, Valve supervision; is amended by the addition of a second paragraph after the exceptions to read as follows:*

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.

*Section 907.1, General; is amended by the addition of Section 907.1.3 to read as follows:*

*Section 907.1.3, Design Standards, All alarm systems new or replacement serving 50 or more alarm actuating devices shall be addressable fire detection systems. Alarm systems serving more than 75 smoke detectors or more than 200 total alarm activating devices shall be analog intelligent addressable fire detection systems.*

*Exception:* Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this Code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

*Section 907.2.3, Group E*, is changed to read as follows:

A manual fire alarm system 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 or I-4 day care occupancies. Unless separated by a minimum of 100 feet 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.

*Section 907.2.3, Group E; exception number 1* is changed and amended by the addition of exception number 1.1 to read as follows:

1. Group E educational and day care occupancies with an occupant load of less than fifty (50) when provided with an approved automatic sprinkler system.
  - 1.1 Residential In-Home day care with not more than twelve (12) children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

*Section 907.2.6.3* Group I-4 refer to 907.2.3 for Group E or I-4 Daycare Occupancies.

*Section 907.2.12, High-rise buildings*; is changed to read as follows:

Buildings having floors used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access shall be provided with an automatic fire alarm system and an emergency voice/alarm communications system in accordance with Section 907.2.12.2.

*Section 907.2.12, exception number 3*; is changed to read as follows:

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1, when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

*Section 907.3, Manual fire alarm boxes* is amended by the addition of a second paragraph to read as follows:

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

*Section 907.5, Wiring*; is amended by the addition of *Section 907.5.1* to read as follows:

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 such devices. All systems shall be Class "A" wired with a minimum of 6 feet separation between supply and return loops. IDC – Class "A" style – D – SLC Class "A" Style 6 – notification Class "B" Style Y.

*Section 907.9.2 High-rise buildings;* is changed to read as follows:

In buildings that have floors located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes.
4. Other approved types of automatic fire detection devices or Suppression systems.

*Section 909.20.1 Access;* is deleted in its entirety.

*Section 909.20.2 Construction;* is changed to read as follows:

The smokeproof enclosure shall be separate from the remainder of the building by not less than a 2-hour fire-resistance-rated fire barrier without openings other than the required means of egress doors. The open exterior balcony shall be constructed in accordance with the fire-resistance rating requirements for floor constructions.

*Section 909.20.3.2. Vestibule doors and 909.20.3.3. Vestibule ventilation* are deleted in its entirety.

*Section 909.20.4. Mechanical ventilation alternative* is deleted in its entirety.

*Section 912 and 913 are reserved for IFC*

*Section 914 Carbon Monoxide Detector*

A Carbon Monoxide detector shall be installed in new dwelling units. The detector may be omitted where there are neither fuel burning appliances nor an attached garage. The detectors may be either hard-wired or battery operated. Carbon Monoxide detectors shall be installed in accordance with their listing.

(9) *Chapter 10 Means of Egress*

*Section 1008.1.3.4; add criteria number 7 as follows:*

7. If a full building smoke detection system is not provided, approved smoke detectors shall be provided on both the access and egress sides of doors and in a location approved by the authority having jurisdiction of NFPA 72. Actuation of a smoke detector shall automatically unlock the door.

*Section 1016.1; add an exception number 5 to read as follows:*

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

*Section 1019.1.8; change to read as follows:*

1019.1.8 Smokeproof enclosures. In buildings required to comply with Section 403 or 405 of the International Fire Code, each of the exits of a building that serves stories where any floor surface is located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access or more than 30 feet (9144 mm) below the level of exit discharge serving such floor levels shall be a smokeproof enclosure or pressurized stairway in accordance with Section 909.20.

(10) *Chapter 11, Accessibility*

*Section 1101.2; is amended by the addition of 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.

*Section 1103.2 is amended by the addition of Section 1103.2.15 to read as follows:*

*Section 1103.2.15, Places used primarily for religious rituals; is added to read as follows:*

When a building or facility of a religious organization, an area used primarily for religious ritual, as determined by the owner or occupant. To facilitate the plan review, the owner, or occupant shall include a clear designation of such areas with the plans submitted for review. This exemption does not apply to common areas. Examples of common areas include but are not limited to: parking facilities, accessible routes, walkways, hallways, toilet facilities, entrances, public telephones, drinking fountains, and exits.

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

*Section 1109.2.1; change to read as follows:*

1109.2.1 Unisex toilet and bathing rooms. In assembly and mercantile occupancies, an accessible unisex toilet room shall be provided where an aggregate of six or more male or female water closets is provided. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be used to determine the unisex toilet room requirement. In recreational facilities where separate-sex bathing rooms are provided, an accessible unisex bathing room shall be provided. Fixtures located within unisex toilet and bathing rooms shall be included in determining the number of fixtures provided in an occupancy.

(11) *Chapter 12, Interior Environment*

*Section 1210.2, exception 2; change to read as follows:*

2. Toilet rooms that are not accessible to the public and which have not more than one water closet; provided that walls around urinals comply with the minimum surrounding material specified by Section 419.3 of the *International Plumbing Code*.

(12) *Chapter 14, Exterior Walls*

*Subsection 1404.1 General; is amended by the addition of a second paragraph to read as follows:*

Materials used for the construction of exterior walls shall comply with the provisions of this section. Metal exterior walls are prohibited in any district but may be permitted (1) in Light Industrial –1 and Light Industrial –2 districts with prior approval of a site plan in accordance with the provisions of the comprehensive zoning ordinance; and (2) on accessory buildings not exceeding 120 square feet floor area in SF, PH, and 2F residential districts. All other exterior wall materials and construction shall comply with the International Building Code unless an alternative has been approved by the Building Official.

*Section 1403.3, Vapor retarder; is changed to read as follows:*

In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope, a vapor retarder, when installed, shall be installed in a manner so as to not trap moisture. Vapor retarders shall be tested in accordance with ASTM E 96.

(13) *Chapter 15, Roofing and Roof Structures*

*Table 1505.1, Minimum Roof Covering Classification for types of Construction, footnotes b and c is changed and footnote d is added to read as follows:*

- b. All individual replacement shingles or shakes shall be in compliance with the rating required by this table.
- c. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq.ft. of projected roof area. When exceeding 120 sq.ft of projected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.
- d. Roof systems in place prior to January 18, 1998, may be repaired with roof coverings of the same type as the original roof when all the following conditions are met:
  - 1. The repair does not exceed fifty (50) percent of the roof.
  - 2. The repair does not result in an increase in the total surface area of the roof.
  - 3. Repairs shall not exceed fifty (50) percent of the roof surface area within any twelve month period unless Class C or better roof covering is provided.

*Section 1505.7; delete*

*Table 1507.8, Wood Shingle and Shake Application*

Item Number 2, *Deck Requirement*; is changed to read in its entirety as follows:

Shingles and shakes shall be applied to roofs with solid sheathing.

Existing roofs may be replaced over spread sheathing. When spaced sheathing is used, sheathing boards shall not be less than 1-inch-by-4-inches (25mm by 102 mm) nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners. When 1-inch-by-4-inch (25 mm by 102mm) spaced sheathing is installed at 10 inches (254 mm) on center, additional 1-inch by 4-inch (25 mm by 102 mm) boards must be installed between the sheathing boards.

(14) *Chapter 23, Wood*

*Section 2308.2* is amended by the addition of *Section 2308.2.3* to read as follows:

*Section 2308.2.3, Application to engineered design;* When accepted by the Code Official, any portion of this section is permitted to apply to buildings that are otherwise outside the limitations of this section provided that:

1. The resulting design will comply with the requirements specified in Chapter 16;
2. The load limitations of various elements of this section are not exceeded; and
3. The portions of this section which will apply are identified by an engineer in the construction documents.

(15) *Chapter 29, Plumbing Systems*

*Section 2901.1, Scope;* is amended by the addition of the following paragraph:

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 Code Official shall determine which provision applies.

*Section 2902.1, Minimum number of fixtures;* is changed to read as follows:

Plumbing fixtures shall be provided for the type of occupancy and in the minimum number as follows:

1. Assembly Occupancies: At least one drinking fountain shall be provided at each floor level in an approved location.

*Exception:* A drinking fountain need not be provided in a drinking or dining establishment.

2. Groups A, B, F, H, I, M and S Occupancies: Buildings or portions thereof where persons are employed shall be provided with at least one water closet for each sex except as provided for in Section 2902.2.
3. Group E Occupancies: Shall be provided with fixtures as shown in Table 2902.1.
4. Group R Occupancies: Shall be provided with fixtures as shown in Table 2902.1.

It is recommended, but not required, that the minimum number of fixtures provided also comply with the number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the Code Official. The number of

occupants shall be determined by this Code. Occupancy classification shall be determined in accordance with Chapter 3.

*Section 2902.1.2 Finish material.* Finish materials shall comply with Section 1210.

(16) *Chapter 30, Elevators and Conveying Systems*

*Section 3002.4 Elevator car to accommodate ambulance stretcher;*

In buildings four stories in height or more, at least one elevator shall be provided for fire department emergency access to all floors. A selector switch shall be provided in the fire control panel to select other elevators if the designated elevator is out for maintenance. All cars shall allow for the turning of a wheelchair. The minimum clear distance between walls or between wall and door, excluding return panels, shall not be less than 80 inches by 54 inches (2032 mm by 1372 mm). Minimum distance from wall to return panel shall not be less than 51 inches (1295 mm). Minimum clear width for elevator doors shall be 42 inches (1063mm). The elevator car shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than three (3) inches (76mm) high and shall be placed inside on both sides of the hoistway doorframe.

(17) *Chapter 33, Safeguards During Construction*

*Section 3311.1, Where required;* is amended to read as follows:

Where required, at least one (1) required standpipe must be operational for use during construction to a point within one (1) floor of the highest point of construction having secured flooring or decking. In addition, required standpipes must be operational for single-story buildings prior to the use of combustible materials within the structure.

*Appendix A, Employee Qualifications,* is deleted in its entirety.

*Appendix B, Board of Appeals;* is deleted in its entirety.

*Appendix C, Group U- Agricultural Buildings;* is deleted in its entirety.

*Appendix D, Fire Districts*

*Appendix F, Rodent Proofing;* is deleted in its entirety.

*Appendix G, Flood Resistant Construction;* is deleted in its entirety.

*Appendix H, Signs;* is deleted in its entirety.

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

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

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

**Section VI.** Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VII.** This Ordinance shall become effective from and after its passage and publication as required by law.

**DULY PASSED AND APPROVED** this, the \_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Pat Evans, MAYOR

ATTEST:

\_\_\_\_\_  
Elaine Bealke, CITY SECRETARY

APPROVED AS TO FORM:

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Diane C. Wetherbee, CITY ATTORNEY