

ORDINANCE NO. 2008-4-35

AN ORDINANCE OF THE CITY OF PLANO, TEXAS, REPEALING IN ITS ENTIRETY, CITY OF PLANO ORDINANCE NO. 2004-8-8 AND ORDINANCE NO. 2006-8-16 CODIFIED AS ARTICLE II, BUILDING CODE, OF CHAPTER 6 OF THE CODE OF ORDINANCES; AND ADOPTING THE 2006 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 August 9, 2004, by Ordinance No. 2008-8-8 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 August 28, 2006, by Ordinance No. 2008-8-16 the City Council of the City of Plano amended the Building Code to amend provisions for sprinkler systems in wood framed apartments; and

WHEREAS, on October 18, 2007, the Building Standards Commission held a public hearing to discuss the adoption of the 2006 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), 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 2006 Edition of the International Building 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are codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances of the City of Plano, are hereby repealed in their entirety:

Ordinance No. 2004-8-8, duly passed and approved by the City Council of the City of Plano on August 9, 2004.

Ordinance No. 2006-8-16 duly passed and approved by the City Council of the City of Plano on August 28, 2006.

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 2006 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Building Code of the 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 2006 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, Add exception No. 2 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 extend 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.

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

Item Number 6 is changed to the following: Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route and not in the city right-of-way.

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 106.3.1, Approval of construction documents; is amended to read as follows:

When the building official issues a permit, the construction documents shall be approved, in writing, or by a stamp which states, "APPROVED AND APPROVED AS NOTED BY THE BUILDING OFFICIAL" { The remainder of the section is unchanged }

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 109.3.5, Lath and gypsum board inspection. Deleted Exception.

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 its such 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 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 . . . {Balance remains unchanged}

Section 406.1.4; add item #4, #5, and #6 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, non-combustible construction, 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 or eave to property line (assumed or real) horizontal separation is at least 5 feet, non-combustible construction, non-sprinklered and for the storage of automobiles.
6. Shade structures used for commercial playgrounds do not require fire separations provided shading materials have flame-retardant certificates and framing members are of non-combustible construction.

Section 406.2.7 Change reference section as follows:

406.2.7 Mixed Separation. Parking garage shall be separated from other occupancies in accordance with Section 508.

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

This occupancy shall include garages involved in 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. When the repair garage is only involved in such minor repair, it 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 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 507.3, Sprinklered, one-story, is amended by the addition of exception number 4 to read as follows:

4. 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.

Section 508.2.1 Occupancy Classification, change to read as follows:

An incidental use area shall be classified in accordance with the occupancy of that portion of the building in which it is located.

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

Section 508.3.1 Exception #2, Change to read as follows:

Assembly areas that are accessory to Group E Occupancies are not considered separate occupancies except when applying the assembly occupancy requirements of Chapters 10 and 11.

(6) Chapter 6: Types of Construction

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

- b. For special requirements for Group U occupancies see Section 406.1.2. 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.

(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 712 and 716. 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. In other than Groups I-2 and I-3, a shaft enclosure is not required for a floor opening or an air transfer opening that complies with the following:

- 7.1. Does not connect more than two stories.
- 7.2. Is not part of the required means of egress system, except as permitted in Section 1020.1.
- 7.3. Is not concealed within the building construction.
- 7.4. Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.
- 7.5. Is limited to the same smoke compartment.

Section 716.5.2; add exception #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 406.1.4, exception #2.

(8) Chapter 9 Fire –Protection Systems

Sec. 901.5 amended by the addition of the following:

Sec. 901.5 Installation acceptance testing. All required tests shall be conducted by and at the expense of the owner or his representative. The Fire Department shall not be held incurred in such test. Where it is required that the Fire Department witness any such test responsible for any damages, such test shall be scheduled with a minimum of 48 hour notice to the Fire Chief or his representative.

Sec. 901.7 is amended to read as follows:

Sec. 901.7 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of accidental activations, the fire department and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or standby personnel shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, standby personnel shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Sec. 902.1; under "Standpipe, Types of" definition, amend "manual dry" to read as follows:

Manual Dry. A dry standpipe system that does not have a permanent water supply attached to the system. Manual dry standpipe systems require water from a fire department pumper to be pumped into the system through the fire department connection in order to supply the system demand. The system must be supervised as specified in Section 905.2.

Sec. 903.2; delete the exception:

Exception: Spaces or areas in telecommunications building used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.

Sec. 903.2.1.1, 903.2.1.3, 903.2.1.4, 903.2.2, 903.2.2 903.2.3, 903.2.6, 903.2.8, and 903.2.8.1 change to read as follows:

Sec. 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi theater complex.

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

1. The fire area exceeds 6,000 square feet (557.4m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.

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

Sec. 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m²).
2. The fire area has an occupant load of 300 or more
3. The fire area is located on a floor other than the level of exit discharge.

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

Sec. 903.2.2 Group E. An automatic sprinkler system shall be provided for Group E Occupancies where one of the following conditions exists:

1. Throughout all Group E fire areas greater than 6,000 square feet (557.4m²) in area;
2. Throughout every portion of educational building below the level of exit discharge.

Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

Sec. 903.2.3 Group F-1. An automatic sprinkler system shall be provided for Group F-1 Occupancies where one of the following conditions exists:

1. Where a Group F-1 fire area exceeds 6,000 square feet (557.4m²);
2. Where a Group F-1 fire area is located more than three stories above grade plane;
or
3. Where combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).

Sec. 903.2.6 Group M. An automatic sprinkler system shall be for Group M Occupancies where one of the following conditions exists:

1. Where a Group M fire area exceeds 6,000 square feet (557.4m²);

2. Where a Group M fire area is located more than three stories above grade plane;
or
3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).

Sec. 903.2.8 Group S-1. An automatic sprinkler system shall be for Group S-1 Occupancies where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557.4m²);
2. A Group S-1 fire area is located more than three stories above grade plane; or
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).

Sec. 903.2.8.1 Repair Garages. An automatic sprinkler system shall be for Repair Garages where one of the following conditions exists:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557.4m²);
2. One-story buildings with a fire area containing a repair garage exceeding 6,000 square feet (557.4m²);
3. Buildings with a repair garage servicing vehicles parked in the basement.

Sec. 903.2.8.3 is amended by the addition of the following:

Sec. 903.2.8.3 Self-service storage facility. 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.

Sec. 903.2.10 is amended to read as follows:

Sec. 903.2.10 All occupancies except R-3 and U. An automatic sprinkler system shall be installed in the locations set forth in Sections 903.2.10.1 through 903.2.10.8.

Sec. 903.2.10.3; change 903.2.10.3 to read as follows:

903.2.10.3 Buildings more than 55 feet in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in

compliance with Section 1509 of the *International Building Code*, that are located 55 feet (10,668 mm) or more above the lowest level of fire department vehicle access.

Exception: Open parking structures in compliance with Section 406.3 of the *International Building Code*.

Sec. 903.2.10; add 903.2.10.4, 903.2.10.5, 903.2.10.6, 903.2.10.7, and 903.2.10.8 as follows:

Sec. 903.2.10.4 High Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4,572 mm), see Chapter 23 to determine if those provisions apply.

Sec. 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.

Sec. 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. and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in buildings greater than 6,000 square feet which are enlarged. For the purpose of this provision, fire walls shall not define separate buildings.

Exceptions:

1. Open parking garages in compliance with Section 406.3 of the *International Building Code*.
2. When of non-combustible construction, the area of awning extension or free-standing canopies, both of which are fully open on 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.

Sec. 903.2.10.7 Expanded Tenant Spaces. Fire sprinklers shall be installed in all tenant spaces where the total fire area exceeds 6,000 square feet. For the purpose of fire sprinklers, fire walls shall not be used to separate single tenant fire areas.

Sec. 903.3.1.1.1; change to read as follows:

Sec. 903.3.1.1.1 Exempt locations. 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.

Sec. 903.3.1.2 is amended to read as follows:

Sec. 903.3.1.2 NFPA 13 R sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinklers shall be installed throughout in accordance with NFPA 13R. Sprinkler systems installed in accordance with 13R shall include sprinkler protection in combustible attics of buildings two (2) or more stories in height.

Sec. 903.3.1 is amended by the addition of the following:

Sec. 903.3.1.4 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply and point for the Fire Department Connection (FDC) shall be provided for all buildings.
2. Fire department connections serving more than 500 GPM shall be provided with one 5-inch Storz connection and one 2-1/2 inch connection.
3. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.
4. At least one inspection test valve shall be located at the remote system area.
5. Risers shall be equipped with a properly sized test header.
6. Fire pumps shall be equipped with a properly sized test header.
7. Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5 feet of the building may be combined with other utilities for entrance to the building.
8. Porches and balconies shall be sprinklered on all Group R-2 and R-3 occupancies.
9. A minimum of 4-feet of pipe between the check valve and inside wall of the Fire Department Connection.

Sec. 903.3.5; add a second paragraph to read as follows:

Sec. 903.3.5 Water supplies. 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.

Sec. 903.4; add a second paragraph after the exceptions to read as follows:

Sec. 903.4 Sprinkler system monitoring and alarms. Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 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.

Sec. 903.4.2 add second paragraph to read as follows:

Sec. 903.4.2 Alarms. The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Sec. 903.4.3; change to read as follows:

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.

Sec. 903.6.2 and 903.6.3 is amended to read as follows:

Sec. 903.6.2 Spray booths and rooms. New and existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 1504.

903.6.3 Existing R-1 and 2 Occupancies: In R-1 and 2 occupancies where a fire has occurred and displaces one or more occupants, the affected building shall be fire-sprinkled prior to re-occupancy of the unit/building.

Sec. 905.2; change to read as follows:

Sec. 905.2 Installation standards. 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.

Sec. 905.3.2 amend as follows:

Sec. 905.3.2 Group A; delete exceptions 1 and 2.

1. Open-air-seating spaces without enclosed spaces.
2. Class I automatic dry and semiautomatic dry standpipes or manual wet standpipes are allowed in buildings where the highest floor surface used for human occupancy is 75 feet (22,860 mm) or less above the lowest level of fire department vehicle access.

Sec. 905.4, item 5; change to read as follows:

Sec. 905.4 Location of Class I standpipe hose connections.

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.

Sec. 905.4 add item 7 to read as follows:

Sec. 905.4 Location of Class I standpipe hose connections.

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.

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

Sec. 905.9 Valve Supervision. Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 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.

Sec. 906.1 is amended to read as follows:

Sec. 906.1 Where required. Portable fire extinguishers shall be installed in the following locations:

1. In Group A, B, E, F, H, I, M, R-1, R-2, R-4 AND S occupancies.
2. Within 30 feet (9,144 mm) of commercial equipment.
3. In areas where flammable or combustible liquids are stored, used or dispensed.
4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1414.1.
5. Where required by the sections indicated in Table 906.1.
6. Special-hazard areas, including but not limited to laboratories, computer rooms, and generator rooms where required by the code official.

Sec. 907.1.1; shall be amended by the addition of the following:

Sec. 907.1.1 Construction documents. Plans for fire alarm systems shall be in accordance with Plano Fire Department Fire Alarm Submittal Guidelines.

Sec. 907.1.; amended by the addition of the following:

Sec. 907.1.3 Design Standards. All alarm systems new or replacement serving 20 or more alarm actuating devices shall be addressable fire detection systems. Alarm systems serving more than 40 smoke detectors or more than 100 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 January 1, 1998, 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.

Sec. 907.2.1 amend to read as follows:

Sec. 907.2.1 Group A. A manual fire alarm system 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. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Sec. 907.2.3; change to read as follows:

Sec. 907.2.3 Group E. A manual fire alarm system shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care. Where automatic fire

sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group E 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.

Sec. 907.2.3 is amended to read as follows:

Sec. 907.2.3; change exception 1 and add exception 1.1 to read as follows:

1. Group E educational and day care occupancies with an occupant load of less than 50 when provided with an approved automatic sprinkler system.

1.1 Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 ½ or less years of age, see Section 907.2.6)

Sec. 907.2.6; amended by the addition of the following:

Sec. 907.2.6.4 Group I-4 Occupancies. An approved smoke detection system shall be installed in Group I 4 occupancies where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group I-4 occupancies.

Sec. 907.2.12; change to read as follows:

Sec. 907.2.12 High-rise buildings. 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 communication system in accordance with Section 907.2.12.2.

Sec. 907.2.12, exception 3; change to read as follows:

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

Sec. 907.4 is amended by the addition of the following:

Sec. 907.4.6 Manual alarm actuating devices shall be an approved double action type.

Add Sec. 907.6.1 to read as follows:

Sec. 907.6.1 Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit

conductor will not interfere with the normal operation of other such devices. All initiating circuit conductors shall be Class "A" wired with a minimum of six feet separation between supply and return circuit conductors. IDC – Class "A" Style D; SLC – Class "A" Style 6; NAC – Class "B" Style Y. The IDC from an addressable device used to monitor the status of a suppression system may be wired Class B, Style B provided the distance from the addressable device is within 10-feet of the suppression system device.

Sec. 907.8.2; change to read as follows:

Sec. 907.8.2 High-rise buildings. In buildings that have floors located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access that are occupied for human occupancy, 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 detection devices or suppression systems.

Sec. 907.15; is amended by the addition of the following:

Sec. 907.15.1 Flow detectors and electronic monitoring. Sprinkler and standpipe system water flow detectors shall be provided for each floor zone to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a trouble signal at the central station upon tampering.

Sec. 910.2; is amended by the addition of the following:

Sec. 910.2.4 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3 and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4

unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception. Buildings of noncombustible construction containing only noncombustible materials.

Sec. 910.3 is amended as follows:

Sec. 910.3 Design and installation. Change the title of the first row of the table from “Group F-1 and S-1” to include “Group H” and to read as follows:

Group H, F-1, S-1

Table 910.3; Change the title of the first row of the table to read as follows:

**[F] TABLE 910.3
REQUIREMENTS FOR DRAFT CURTAINS AND SMOKE AND HEAT VENTS^a**

OCCUPANCY GROUP AND COMMODITY CLASSIFICATION	DESIGNATED STORAGE HEIGHT (feet)	MINIMUM DRAFT CURTAIN DEPTH (feet)	MAXIMUM AREA FORMED BY DRAFT CURTAINS (square feet)	VENT-AREA TO-FLOOR-AREA RATIO ^c	MAXIMUM SPACING OF VENT CENTERS (feet)	MAXIMUM DISTANCE TO VENTS FROM WALL OR DRAFT CURTAINS ^b (feet)
Group F-1, H and S-1	—	0.2 × Hd but ≥ 4	50,000	1:100	120	60
<i>(Balance of table remains unchanged)</i>						

Sec. 910.3.2.1; is amended by deletion of the following:

Sec. 910.3.2.1 Gravity-operated drop out vents. Automatic smoke and heat vents containing heat-sensitive glazing designed to shrink and drop out of the vent opening when exposed to fire shall fully open within 5 minutes after the vent cavity is exposed to a simulated fire represented by a time-temperature gradient that reaches an air temperature of 500°F (260°C) within 5 minutes.

Sec. 910.3.2.2; is amended by the addition of the following:

Section 910.3.2.2 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically. The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100°F (38°C) greater than the temperature rating of the sprinklers installed.

Sec. 913.1; add paragraph to read as follows:

Sec. 913.1 General. When located on the ground level, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1 of the 2006 IFC.

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

Sec. 913.4; add a second paragraph to read as follows:

The fire-pump system shall also be supervised for “loss of power”, and “phase reversal” on supervisory circuits, and “pump running” as an alarm condition and shall report individually to the monitoring station.

(9) Chapter 10 Means of Egress

Section 1017.1; add an exception #5 to read as follows:

5. In Group B single or multi-tenant non-fire sprinkler office buildings, corridor walls and ceilings need not be of fire-resistive construction within tenant office spaces of a single tenant when the space equipped with an approved automatic fire alarm system. The actuation of any detector shall activate alarms audible in all areas served by the corridor.

Section 1020.1.7; change to read as follows:

1020.1.7 Smokeproof enclosures. In buildings required to comply with Section 403 or 405, each of the exits of a building that serves a story where the floor surface is located more than 55 feet (22 860 16 764 mm) above the lowest level of fire . . . {remainder of section unchanged}.

(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 1103.2.16* to read as follows:

Section 1103.2.16, 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 are provided. In buildings of mixed occupancy, only those water closets . . . {remainder of section unchanged}

(11) 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.

(12) Chapter 15, Roofing and Roof Structures

Table 1505.1, Minimum Roof Covering Classification for types of Construction, footnotes b and c is changed 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.

Section 1505.7; deleted

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.

(13) Chapter 23, Wood

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

2308.2.3 Application to engineered design. When accepted by the Building 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.

(14) 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.

2902.1 Minimum number of fixtures. 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.

It is required that the minimum number of fixtures provided also comply with the number shown in Table 2902.1. Where circumstances dictate that a different ratio is needed, the adjustment shall be approved by the Building Official. Types of occupancies not shown in Table 2902.1 shall be considered individually by the Building Official. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.

2902.6 Finish material. Finish materials shall comply with Section 1210.

3109.1; add a section to read as follows:

3109.1 General. Swimming pools shall comply with the requirements of this section and other applicable sections of this code. Provisions of this section shall not be deemed to nullify any provisions of state law or state code.

3109.5 Entrapment avoidance; is changed to read in its entirety as follows:

Entrapment avoidance see Texas Department of Health Section 265.190.

(15) 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.

(16) The following Appendices are hereby adopted:

Appendix D, Fire Districts

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.

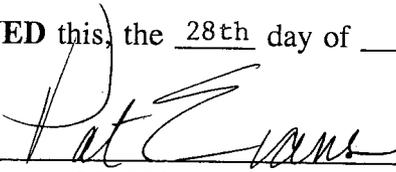
Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other 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 28th day of April, 2008.



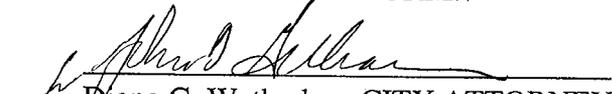
Pat Evans, MAYOR

ATTEST:



Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:



Diane C. Wetherbee, CITY ATTORNEY