



North Central Texas  
Council of Governments  
**Recommended Amendments to the  
2024 International Residential Code**  
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Residential Code* are hereby amended as follows: Standard type is text from the IRC. Underlined type is text inserted. ~~Lined through type is deleted text from IRC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk identifies a new or revised amendment with the 2024 code.

In 2009, **the State Legislature enacted SB 1410 prohibiting cities from enacting fire sprinkler mandates in residential dwellings.** However, jurisdictions with ordinances that required sprinklers for residential dwellings prior to and enforced before January 1, 2009, may remain in place. Reference; Section R313 Automatic Fire Sprinkler Systems.

**Red text is rejected as an amendment for Dripping Springs**  
**Green text is proposed as an amendment for Dripping Springs**

The energy provisions in IRC Chapter 11 is deleted in its entirety.  
**Reference the 2024 IECC for energy code provisions and recommended amendments.**  
**[BJ recommends the section remain enforceable.]**

**\*\*Section R102.4 Referenced codes and standards; change to read as follows:**

**R102.4 Referenced codes and standards.** The *codes*, when specifically adopted, and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. 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 made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted.

*(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)*

**Section R103.1 Creation of Agency to read as follows:**

**R103.1 Creation of agency.** The ~~[insert name of department]~~ Building Department is hereby created and the official in charge thereof shall be known as the building official.

[Remainder unchanged]

**[Adds the name of the department and Building Official]**

**\*\*Section R104.2.3.1 Flood Hazard areas; delete this section.**

*(Reason: Flood hazard ordinances may be administered by other departments within the city.)*  
**[Chad recommends the section remain enforceable.]**



***\*\*Section R104.3.1 & R106.1.4; delete these sections regarding flood hazards.***

*(Reason: Floodplain provisions are addressed locally.)*  
**[Chad recommends the sections remain enforceable.]**

***\*\*\*Section R104.7 to read as follows:***

***R104.7 Official records.***

The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

*(Reason: Removed for not less than 5 years to comply with state law.)*

***\*\*\*R105.3 Application for permit. delete item # 5 – regarding valuation of work***

*(Reason: 2019 State Legislation HB 852 prohibits residential permit fee calculation using valuation of work.)*

***Section 109; add Section 109.5 to read as follows:***

**109.5 Re-inspection Fee.** A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives.
2. No building address or permit card is clearly posted.
3. City approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. Failure to maintain erosion control, trash control or tree protection.

**[Clarifies when re-inspection fees can be applied]**

***\*\*\*Section R110.1 Use and change of occupancy; Change to read***

A building or structure shall not be used or occupied in whole or in part, and a change of occupancy of a building or structure or portion thereof shall not be made, until the building official has issued ~~a certificate of occupancy~~ an approval therefore as provided herein. Issuance of ~~a certificate of occupancy~~ an approval shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

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*(Reason: Issuing CO's for residences is not a common practice in the area.)*

**[This section remains; We issue C/Os.]**

**\*\*\*Section R110.2 Certificate issued. delete the entire section.**

*(Reason: Issuing CO's for residences is not a common practice in the area.)*

**[This section remains; We issue C/Os.]**

**\*\*\* Section R110.3 Temporary occupancy; Change to read**

The building official is authorized to issue a temporary ~~certificate of occupancy~~ approval before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary ~~certificate of occupancy~~ approval is valid.

*(Reason: Issuing CO's for residences is not a common practice in the area.)*

**[This section remains; We issue C/Os.]**

**\*\*\* Section R110.4 Revocation; Change to read**

The building official is authorized to suspend or revoke a ~~certificate of occupancy~~ approval issued under the provisions of this code, in writing, wherever the ~~certificate~~ approval is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the provisions of this code or other ordinance of the jurisdiction.

*(Reason: Issuing CO's for residences is not a common practice in the area.)*

**[This section remains; We issue C/Os.]**

**\*\*\*Section R202 Definitions; change definition of "Townhouse Unit" to read as follows:**

**TOWNHOUSE UNIT.** A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.

*(Reason: To distinguish Townhouse Units within a Townhouse building on separate lots allowing construction regulations using the IRC.)*

**[Tory recommends this amendment]**

**\*\*\*Table R301.2 Climactic and Geographic Design Criteria; fill in as follows:**

**Delete remainder of table Manual J Design Criteria and footnote N**

*(Reason: To promote regional uniformity. Manual J is utilized by third party and not part of performed plan reviews. This is reference table only, not needed.)*

**[We do not need regional alignment with NCTCOG. We DO require the Manual J]**



**\*\*Section R302.1 Exterior walls; add exception #6 to read as follows:**

**Exceptions:** {previous exceptions unchanged}

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

*(Reason: Refers to other ordinances, such as zoning ordinances.)*

**[Tory does not recommend]**

**\*\*Section R302.2.6 Structural independence; delete exception #6:**

**Exceptions:** {previous exceptions unchanged}

6. ~~Townhouse units protected by an automatic fire sprinkler system complying with Section P2904 or NFPA 13D.~~

*(Reason: To remain consistent with separated townhouse units and property lines.)*

**[Dillon does not recommend.]**

**\*\*Section R302.5.1 Opening protection; change to read as follows:**

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling unit shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors. ~~Doors shall be self-latching and equipped with a self-closing or automatic-closing device.~~

*(Reason: Absence of data linking self-closing devices to increased safety. Self-closing devices often fail to close the door entirely.)*

**[Do not recommend removing safety features]**

**\*\*Section R306 Flood Resistant Construction; deleted entire section.**

*(Reason: Floodplain hazard ordinances may be administered by other departments within the city.)*

**[Chad recommends the section remain enforceable.]**

**\*\*Section R309.2 One- and two-family dwellings automatic sprinkler systems; Delete this section and subsection in their entirety.**

*(Reason: In 2009, the State Legislature enacted SB 1410, amending section 1301.551 subsection I of the occupation code, prohibiting cities from enacting fire sprinkler mandates one- or two-family dwellings only. However, jurisdictions with ordinances that required sprinklers for one- or two-family dwellings prior to and enforced before January 1, 2009, may remain in place.)*



[Delete to remain in alignment with state requirements]

**\*\*Section R325.2 Bathrooms, Exception; amend to read as follows:**

**Exception:** {existing text unchanged} Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

*(Reason: Consistent with common local practice as recirculating fans are recognized as acceptable air movement.)*

**[Do not recommend removing the requirement for ventilation]**

**\*\*\*R327.3 Blocking Locations; add to read as follows:**

**R327.3 Blocking locations.** Required at one toilet at grade level with blocking installed at rear wall and, if available, one wall adjacent to toilet and at one tub or shower at grade level. Blocking as shown in Figure R327.3.

*(Reason: Blocking at initial construction allows for ease of use for future grab bar installation if desired for homeowners. Ties into Dallas Builders Association of Universal Design Elements concepts for CAPS (Certified Aging in Place Specialists) professionals.)*

**[Do not recommend. We do not follow the Dallas Builders Association.]**

**\*\*\*R327.4 Wall Blocking; add to read as follows:**

**R327.4 Wall Blocking.** Blocking may be ½” plywood or 2 x solid wood blocking or equivalent, flush with wall as shown in Figure R327.4.

*(Reason: Blocking at initial construction allows for ease of use for future grab bar installation if desired for homeowners. Ties into Dallas Builders Association of Universal Design Elements concepts for CAPS (Certified Aging in Place Specialists) professionals.)*

**[Do not recommend. We do not follow the Dallas Builders Association.]**

**\*\*Section 328.1.1; add to read as follows:**

**Section 328.1.1 Adjacency to Structural Foundation.** Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

**Exception:** A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

*(Reason: To clarify specific distances for pools and spas.)*

**[Simplifies planning for pools near the home foundation.]**



**\*\*Section R401.2; add a new paragraph following the existing paragraph to read as follows.**

**Section R401.2. Requirements.** {existing text unchanged} ...

Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer. (NCTCOG recommendation)

All foundations and/or footings supporting conditioned space or accessory structures larger than 600 square feet, or any size addition to an existing post-tension foundation shall be designed by an engineer registered in Texas.

*(Amendment to 2021 IRC carried forward to 2024 IRC.)*

**[NCTCOG recommendation increases costs unnecessarily. Amendment tailored to capture ADUs and large accessory structures.]**

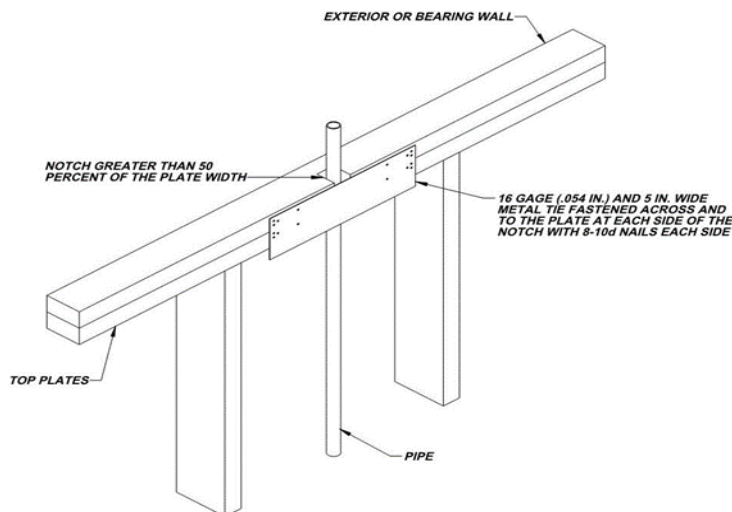
**\*\*Section R602.6.1; amend the following:**

**R602.6.1 Drilling and notching of top plate.** When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and ~~1 ½ inches (38 mm)~~ 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

*(Amendment to 2021 IRC carried forward to 2024 IRC.)*

**[Existing code is sufficient. Not recommended]**

**\*\*Figure R602.6.1; delete the figure and insert the following figure:**





(Amendment to 2021 IRC carried forward to 2024 IRC also provides additional assurance of maintaining the integrity of the framing by spreading the nailing pattern.)

**[Existing code is sufficient. Not recommended.]**

**\*\*\*Table R603.7(2); change footnotes to read as follows:**

- a. All screw sizes shown are minimum size, not to exceed 2 sizes larger.
- b. {delete}
- c. {delete}
- d. {unchanged}

(Clarifies not to allow any larger or number of fasteners. Larger and more fasteners will derogate (tear down) the header material. Eliminating footnotes b and c makes it easier for contractors to follow.)

**[Existing code is sufficient. Not recommended.]**

**\*\*Add section R703.8.4.1.2 Veneer Ties for Wall Studs; to read as follows:**

**R703.8.4.1.2 Veneer Ties for Wall Studs.** In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

(This amendment had been a carryover amendment for years to provide clear instruction for placement of brick ties. It is now retained with changes to reflect its correct placement and use for clarity when attachment to framing lumber (studs). It should remain for those purposes.)

**[Existing code is sufficient. Not recommended.]**

**\*\*\*Section R1005.7 Factory-built chimney offsets; change to read as follows:**

**R1005.7 Factory-built chimney offsets.**

Where a factory-built chimney assembly incorporates offsets or where a fireplace manufacturer's instructions do not address factory-built chimney offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

(Eliminates R1005.9 Factory-built chimney offsets. which has the same requirements for offsets and same title.)

**[Existing code and manufacturer instructions are sufficient. Not recommended.]**

**\*\*\*Delete Section R1005.9 Factory-built chimney offsets.**





*(Eliminate R1005.9 Factory-built chimney offsets, which has same requirements for offsets and same title as R1005.7)*

**[Same as above.]**

***\*\* Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2024 IECC for energy code provisions and recommended amendments.***

*(Reason: The recommended energy code changes from the Energy and Green Advisory Board update the amendments for Chapter 11. The 2024 International Energy Conservation Code should be referenced for residential energy provisions. This approach simply minimizes the number of amendments to the IRC.)*

**[Existing code is sufficient. Not recommended.]**

***\*\*Section M1305.1.2; change to read as follows:***

**M1305.1.2 Appliances in attics.** Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

**Exceptions:**

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

*(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IFGC 306.3 and IMC 306.3.)*

**[Means of access for inspections and maintenance is required.]**

***\*\*\*M1401.1.1; is added to read as follows:***

**M1401.1.1 Air conditioning equipment.** All residential dwelling units shall be designed and installed with an air conditioning system with the ability to condition and maintain conditioned air 20 degrees below the ambient outside air temperature in all habitable spaces.

*(Reason: To provide a safe dwelling unit as the ambient temperature can cause life threatening conditions.)*

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[Existing code is sufficient. Not recommended.]

\*\*\*Section M1411.9; change to read as follows:

**M1411.9 Condensate disposal.** Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to ~~an approved place of disposal~~ a sanitary sewer through a trap, by means of a direct or indirect drain. *{remaining text unchanged}*

*(Reason: Reflects regional practice and to reduce excessive runoff into storm drains.)*

[Existing code is sufficient. Not recommended.]

\*\*\*Section M1411.9.1, Items 3 and 4; add text to read as follows:

**M1411.9.1 Auxiliary and secondary drain systems.** *{bulk of paragraph unchanged}*

1. *{text unchanged}*
2. *{text unchanged}*
3. An auxiliary drain pan... *{bulk of text unchanged}*... with Item 1 of this section. A water level detection device may be installed only with prior approval of the building official.
4. A water level detection device... *{bulk of text unchanged}*... overflow rim of such pan. A water level detection device may be installed only with prior approval of the building official.

*(Reason: Reflects standard practice in this area.)*

[Removes protections from the homeowner. Code requires a device. Not recommended.]

\*\*\*Section M1411.9.1.1; add text to read as follows:

**M1411.9.1.1 Water-level monitoring devices.** On down-flow units ...*{bulk of text unchanged}*... installed in the drain line. A water level detection device may be installed only with prior approval of the building official.

*(Reason: Reflects standard practice in this area.)*

[Removes protections from the homeowner. Code requires a device. Not recommended.]

\*\*\*M1503.6 Makeup Air Required; amend and add exception as follows:

**M1503.6 Makeup air required.** Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m<sup>3</sup>/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

**Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where



all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m<sup>3</sup>/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m<sup>3</sup>/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

*(Reason: Exception requires makeup air equaling the amount above and beyond 400 cfm for larger fan which will address concerns related to “fresh” air from the outdoors in hot humid climates creating a burden on HVAC equipment and negative efficiency impacts from back-drafting and wasted energy.)*

**[Existing code is sufficient. Not recommended.]**

***\*\*Section M2005.2; change to read as follows:***

**M2005.2 Prohibited locations.** Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

*(Reason: Corresponds with the provisions of IFGC Section 303.3, exception #5.)*

**[Existing code is sufficient. Not recommended.]**

***\*\*Section G2408.3 (305.5) Private Garages; delete this section in its entirety.***

*(Reason: This provision does not reflect standard practice in this area.)*

**[Existing code is sufficient. Not recommended.]**

***\*\*Section G2415.2 (404.2) CSST; add a second paragraph to read as follows:***

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

*(Reason: To protect homeowners and plumbers.)*

**[Existing code is sufficient. Not recommended.]**

***\*\*Section G2415.12 (404.12) and G2415.12.1 (404.12.1); change to read as follows:***



**G2415.12 (404.12) Minimum burial depth.** Underground *pipng systems* shall be installed a minimum depth of ~~12 inches (305 mm)~~ 18 inches (457 mm) below grade, ~~except as provided for in Section G2415.12.1.~~

**G2415.12.1 (404.12.1) Individual Outdoor Appliances; Delete in its entirety**

*(Reason: To provide increased protection to piping systems.)*

[Texas Administration Code establishes the frost line at 12" for Northern counties. Hays is not included in that list.]

**\*\*Section G2417.1 (406.1); change to read as follows:**

**G2417.1 (406.1) General.** Prior to acceptance and initial operation, all *pipng* installations shall be inspected and *pressure tested* to determine that the materials, design, fabrication, and installation practices comply with the requirements of this *code*. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

*(Reason: To utilize language used in the IPC regarding who is responsible for testing procedures.)*  
[This is unnecessary. Not recommended.]

**\*\*Section G2417.4; change to read as follows:**

**G2417.4 (406.4) Test pressure measurement.** Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. ~~Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.~~

*(Reason: To require the use of more accurate diaphragm gauges. Spring gauges do not provide accurate measurement below approximately 17 psig.)*  
[This is unnecessary. Not recommended.]

**\*\*Section G2417.4.1; change to read as follows:**

**G2417.4.1 (406.4.1) Test pressure.** The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests



requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

*(Reason: To provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section G2417.4.2; change to read as follows:**

**G2417.4.2 (406.4.2) Test duration.** The test duration shall be held for a length of time satisfactory to the Building Official, but in no case for ~~be not~~ less than ~~10~~ fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

*(Reason: To comply with accepted regional practices.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section G2420.1 (409.1) add Section G2420.1.4 (409.1.4) to read as follows:**

**G2420.1.4 (409.1.4) Valves in CSST installations.** Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

*(Reason: To provide proper security to CSST valves. These standards were established in this region in 1999 when CSST was an emerging technology.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section G2420.5.1 (409.5.1); add text to read as follows:**

**G2420.5.1 (409.5.1) Located within the same room.** The shutoff valve...{bulk of paragraph unchanged}... in accordance with the appliance manufacturer's instructions. A secondary shutoff

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valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

*(Reason: Reflects regional practice and provides an additional measure of convenience and safety.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section G2421.1 (410.1); add text and Exception to read as follows:**

**G2421.1 (410.1) Pressure regulators.** A line *pressure regulator* shall be ... *{bulk of paragraph unchanged}*... *approved* for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

**Exception:** A passageway or level service space is not required when the *regulator* is capable of being serviced and removed through the required *attic* opening.

*(Reason: To require adequate access to regulators.)*

**[Aligns maintenance and safety requirements.]**

**\*\*Section G2445.2 (621.2); add Exception to read as follows:**

**G2445.2 (621.2) Prohibited use.** One or more *unvented room heaters* shall not be used as the sole source of comfort heating in a *dwelling unit*.

**Exception:** Existing *approved unvented room heaters* may continue to be used in *dwelling units*, in accordance with the *code* provisions in effect when installed, when *approved* by the *Building Official* unless an unsafe condition is determined to exist as described in *International Fuel Gas Code* Section 108.7 of the *Fuel Gas Code*.

*(Reason: Gives code official discretion.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section P2603; add to read as follows:**

**P2603.3 Protection against corrosion.** Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material ~~plastic~~. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

*(Reason: Allows for other materials to be accepted.)*

**[This is unnecessary. Not recommended.]**

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**\*\*Section P2603.5.1 Sewer Depth; change to read as follows:**

**P2603.5.1 Sewer depth.** ~~Building sewers that connect to private sewage disposal systems shall be a minimum of 12] inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.~~

*(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region.)*

**[Recommended depth proposed by CODS Utilities Department.]**

**\*\*Section P2604; P2604.1.1 add to read as follows:**

**P2604.1.1 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

*(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field.)*

**[Inspectors are not trained or equipped to test soil density. Not recommended.]**

**\*\*Section P2801.5.1; change to read as follows:**

**Section P2801.5.1 Pan size and drain.** The pan shall be not less than 11/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5.

Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufacturers installation instructions and installed with those instructions. {existing text unchanged}

*(Reason: Regionally accepted practice.)*

**[This is unnecessary. Not recommended.]**

**\*\* Section P2804.6.1; change to read as follows:**

**Section P2804.6.1 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:





1. Not be directly connected to the drainage system.
2. Discharge through an air gap ~~located in the same room as the water heater.~~
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

**Exception:** Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to ~~the floor, to the pan serving the water heater or storage tank, to a waste receptor~~ an approved location or to the outdoors.

[remainder unchanged]

*(Reason: To ensure the T&P is ran to the exterior.)*

**[Prevents discharge to garage floors and gives installers flexibility.]**

**\*\*Section P2902.5.3; change to read as follows:**

**P2902.5.3 Lawn irrigation systems.** The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

*(Reason: To provide clarity.)*

**[Provides same options as TCEQ. DCVA is for systems without chemical injection.]**

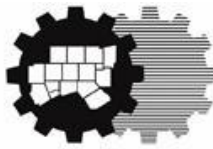
**\*\*Section P3003.9; change to read as follows:**

**P3003.9.2 Solvent cementing.** Joint surfaces shall be clean and free from moisture. A purple primer, ~~or other approved primer,~~ that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

**Exception:** A primer is not required where all of the following conditions apply:

1. ~~The solvent cement used is third-party certified as conforming to ASTM D 2564~~





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- ~~2. The solvent cement is used only for joining PVC drain, waste, and vent pipe and fittings in not pressure applications in sizes up to and including 4 inches (102mm) in diameter.~~
- ~~3. The joint is made in accordance with ASTM F3328~~

*(Reason: to keep the “process of joining PVC pipe”.)*

**[This is unnecessary. Not recommended.]**

***\*\*Section P3111 Combination waste and vent systems; delete this section in its entirety.***

*(Reason: A combination waste and vent system is not approved for use in residential construction.)*

**[This is unnecessary. Not recommended.]**

***\*\*Section P3112.2 Vent Connection; delete and replace with the following:***

**P3112.2 Installation.** Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

*(Reason: To clarify the installation of island venting and to provide a regional guideline on a standard installation method for this region.)*

**[Standardizes island vents and prevents installations that do not work.]**

***END***



North Central Texas  
Council of Governments  
**Recommended Amendments to the  
2024 International Building Code**  
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Building Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined through type is deleted text from IBC.~~ A double asterisk (\*\*) at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk (\*\*\*) identifies a new or revised amendment with the 2024 code.

Explanation of Options A and B:

Please note that as there is a wide range in firefighting philosophies / capabilities of cities across the region, OPTION “A” and OPTION “B” are provided in the Fire and Building Code amendments. Jurisdictions should choose one or the other based on their firefighting philosophies/capabilities when adopting code amendments.

**\*\*Section 101.4; change to read as follows:**

**101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

*(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)*

**\*\*Section 101.4.8; add the following:**

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

*(Reason: This was dropped when ICC quit publishing the ICC Electrical Code, but the Electrical Code still should be referenced regardless of how it is adopted.)*

**\*\*Sections 103.1; amend to insert the Department Name**

**103.1 Creation of enforcement agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the *building official*.

[Remainder Unchanged]



*(Reason: Reminder to be sure ordinance reads the same as designated by the city and amend Section 101.1.)*

**\*\*Section 104.2.4.1; Flood hazard areas.** *(Jurisdictions may consider the option to **amend or delete** depending on local enforcement and flood hazard ordinances.)*

*(Reason: Flood hazard ordinances may be administered by other departments within the city.)*

*(Note: Sections 104.2.4.1, 104.3.1, 110.3.12.1, 1612, and 1603.1.7 are all inter-connected related to flood hazard areas, and amendments or deletions should be considered as a whole.)*

**[Chad recommends the section remain enforceable.]**

**\*\*Section [A] 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** *(Jurisdictions may consider the option to **amend or delete** depending on local enforcement and flood hazard ordinances.)*

*(Reason: Flood hazard ordinances may be administered by other departments within the city.)*

**[Chad recommends the section remain enforceable.]**

### **Section R104.7 Official Records to read as follows:**

**R104.7 Official records.** The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for ~~not less than 5 years or~~ as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

*(Reason: Removed for not less than 5 years to comply with state law.)*

**\*\*Section 105.2 Work exempt from permit; under sub-title entitled “Building” delete items 1, 2, 10 and 11 and re-number as follows:**

#### **Building:**

- ~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m<sup>2</sup>).~~
  - ~~2. Fences not over 7 feet (1829 mm) high.~~
  3. 1. (Remainder Unchanged)
  4. 2. (Remainder Unchanged)
  5. 3. (Remainder Unchanged)
  6. 4. (Remainder Unchanged)
  7. 5. (Remainder Unchanged)
  8. 6. (Remainder Unchanged)
  9. 7. (Remainder Unchanged)
  - ~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
-



~~11.~~ 8. (Remainder Unchanged)

~~12.~~ 9. (Remainder Unchanged)

~~13.~~ 10. (Remainder Unchanged)

*(Reason: Items deleted are for one- and two-family dwellings regulated by the International Residential Code. Accessory structures, fences and shade cloth structures would require a permit for commercial properties to ensure compliance with local ordinance, egress, accessibility, flame spread of fabric, wind/snow design load, etc.)*

**[This is unnecessary. Not recommended.]**

***\*\*Section 109; add Section 109.7 to read as follows:***

**109.7 Re-inspection Fee.** A fee as established by city council resolution may be charged when:

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

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

*(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)*

**[Codifies our SOP for failures. 1-4 are already in the codes, 5&6 omitted because we don't use tags or stickers, and 7 reinforces site conditions.]**

***\*\*Section 110.3.6; Lath, gypsum board and gypsum panel product inspection; Delete exception***

***Exception:*** ~~Gypsum board and gypsum panel products that are not part of a fire resistance-rated assembly or a shear assembly.~~

*(Reason: Lath or gypsum board inspections are not typically performed in this area. Deleting the exception would then require all gypsum panels to be inspected)*

**[We conduct these inspections. Not recommended.]**



**\*\*Section 202; amend definition of Ambulatory Care Facility as follows:**

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

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

*(Reason: To clarify the range of uses included in the definition. [Explanatory note related to Ambulatory Care Facilities: This group of uses includes medical or dental offices where persons are put under for dental surgery or other services. Section 903.2.2.1 will now require such uses to be sprinklered if on other than the floor of exit discharge or if four or more persons are put under on the level of exit discharge. Recommend (1.) jurisdictions document any pre-existing non-conforming conditions prior to issuing a new C of O for a change of tenant and, (2.) On any medical or dental office specify on C of O the maximum number of persons permitted to be put under general anesthesia. It is recommended that before a Certificate of Occupancy is issued, a letter of intended use from the business owner shall be included and a C of O documenting the maximum number of care recipients incapable of self-preservation allowed.]*

**[This is unnecessary. Not recommended.]**

**\*\*Section 202; add definition of Assisting Living Facilities to read as follows.**

**ASSISTED LIVING FACILITIES.** A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

*(Reason: The code references Assisted Living facilities and definition was deleted.)*

**[This is unnecessary. Not recommended.]**

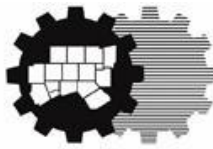
**Option A**

**Section 202;**

**HIGH-RISE BUILDING. {No Change Required}**

**\*\*\*HIGH PILED COMBUSTIBLE STORAGE: add a second paragraph to read as follows:**

Any building classified as a group S occupancy or Speculative Building exceeding 12,000 sq.ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be



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installed as for Class IV commodities, to the maximum pile height.

*(Reason: To protect worst-case scenarios in flexible or unknown situations.)*

**Option B**

*Section 202; amend definition to read as follows:*

**\*\*\*HIGH-PILED COMBUSTIBLE STORAGE:** *add a second paragraph to read as follows:*

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed for Class IV commodities, to the maximum pile height.

**HIGH-RISE BUILDING.** A building with an occupied floor or occupied roof located more than 75 55 feet (22-860 mm) (16 764 mm) above the lowest level of fire department vehicle access.

*(Reason: To define high-rise, as it influences sprinkler requirement thresholds based on the firefighting capabilities of a jurisdiction.)*

**[Fire Marshal recommends this change.]**

***\*\*Section 202; ~~add~~ amend definition of “Repair Garage” as follows:***

**REPAIR GARAGE.** A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

*(Reason: The code references aligns with fire code.)*

**[This is unnecessary. Not recommended.]**

***\*\*Section 202; amend definition of SPECIAL INSPECTOR to read as follows:***

**SPECIAL INSPECTOR.** A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge ~~and approved by the Building Official~~ as having the competence necessary to inspect a particular type of construction requiring special inspection.

*(Reason: The registered design professional in responsible charge should be included.)*

**[Removes liability from the city.]**

***\*\*Section 303.1.3; add a sentence to read as follows:***

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





*(Reason: To clarify that egress and accessibility requirements are applicable for assembly areas, i.e. cafeteria, auditoriums, etc.)*

**[This is unnecessary. Not recommended.]**

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

Fire stations

Police stations with detention facilities for 5 or less

*(Reason: Consistent with regional practice dating back to the legacy codes.)*

**[This is unnecessary. Not recommended.]**

**\*\*Table 307.1.1; add the following sentence to Cleaning establishments with combustible liquid solvents** Cleaning establishments with combustible liquid solvents... *{Text unchanged}* ...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

*(Reason: To call attention to detailed requirements in the Fire Code.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section 403.1, Exception 3; change to read as follows:**

3. The open-air portion of a building *[remainder unchanged]*

*(Reason: To clarify enclosed portions are not exempt.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section 403.3, Automatic Sprinkler System. Delete exception.**

*(Reason: To provide adequate fire protection to enclosed areas.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section 403.3.2; change to read as follows:**

**403.3.2 Water Supply to required Fire Pumps.** In all buildings that are more than ~~420~~ 120 feet (128 36.6 m) in building height, ~~and buildings of Type IVA and IVB construction that are more than 120 feet (36.6 m) in building height,~~ required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

**Exception:** {No change to exception.}

*(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor*





*below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changed the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)*

**[Fire Marshal recommends.]**

***\*\*Section 406.3.3.1 Carport separation; add sentence to read as follows:***

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

*(Reason: Simplifies the fire separation distance and eliminates the need to obtain opening information on existing buildings when adding carports in existing apartment complexes. Consistent with legacy codes in effect in region for years and no record of problems with car fires spreading to apartments as a result.)*

**[Fire Marshal recommends.]**

***\*\*Section 503.1.; add sentence to read as follows:***

**503.1. General. [Existing Text to remain]**

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls, except as allowed in Section 510.

*(Reason: To create definite language that requires separation between dissimilar building types.)*

**[Fire Marshal recommends.]**

***\*\*Table 506.2; delete footnote i from table***

~~i. The maximum allowable area for a single-story non-sprinklered Group U greenhouse is permitted to be 9000 square feet or the allowable area shall be permitted to comply with Table C102.1 of Appendix C.~~

*(Reason: To eliminate the need for Appendix C adoption and remain consistent with 6000 sq. ft. sprinklering provision.)*

**[This is unnecessary. Not recommended.]**

***\*\*Section 506.3.1; add sentence to read as follows:***

**506.3.1 Minimum percentage of perimeter. [Existing Text remains]**

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

*(Reason: To define what is considered accessible. Consistent with regional amendment to IFC 503.1.1)*

**[Fire Marshal recommends.]**

**\*\*Section 708.4.3; change sentence to read as follows:**

**708.4.3 Fireblocks and draftstops in combustibile construction.** *[Body of text unchanged]*

**Exceptions:**

1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping. *[Remainder unchanged]*

*Reason: The most common exception used to eliminate the need for sprinklers in concealed spaces of combustibile construction is to fill the space with noncombustible insulation. This exception was changed in 2010 to permit a 2-inch air gap at the top of the filled space. A space compliant with the permitted omission above would allow hot gas and smoke to spread unimpeded throughout a building not provided with draftstopping. For this reason, omission of sprinklers permitted in accordance with NFPA 13 referenced standard should not be permitted with IBC exception requiring draftstopping in combustibile construction.*

**[Fire Marshal recommends.]**

**\*\*Section 718.3; change sentence to read as follows:**

**718.3 Draftstops in floors.** *[Body of text unchanged]*

**Exceptions:** Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustibile construction, sprinkler protection is provided in the floor space.

*(Reason: To remain consistent with changes in 708.4.3 IBC code.)*

**[Fire Marshal recommends.]**

**\*\*Section 718.4; change sentence to read as follows:**

**718.4 Draftstops in attics.** *[Body of text unchanged]*

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

(Reason: To remain consistent with changes in 708.4.3 IBC code.)

**[Fire Marshal recommends.]**

**\*\*Section 901.6.1.1; add to read as follows:**

**901.6.1.1 Standpipe Testing.** Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
  2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There are no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
  3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
  4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
  5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
  6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
  7. Additionally, records of the testing shall be maintained by the owner and contractor, if
-



applicable, as required by the State Rules mentioned above and NFPA 25.

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected nighttime freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

*(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)*

**[Fire Marshal recommends.]**

**\*\*Section 901.6.4; add to read as follows:**

**901.6.4 False Alarms and Nuisance Alarms.** False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

*(Reason: Places the responsibility on the business or property owner to maintain their fire alarm systems in approved condition. Allows the enforcement of "prohibition of false alarms". Replaces text lost from the legacy codes that helps to ensure the maintenance of life safety systems.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section 901.7; change to read as follows:**

**901.7 Systems Out of Service.** Where a required *fire protection system* is out of service or in the event of an excessive number of activations, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved fire watch* shall be provided for all occupants left unprotected by the shut down until the *fire protection system* has been returned to service. ... {Remainder of section unchanged}}

*(Reason: Gives fire code official more discretion with regards to enforcement of facilities experiencing nuisance alarm or fire protection system activations necessitating correction/repair/replacement. The intent of the amendment is to allow local jurisdictions to enforce fire watches, etc., where needed to ensure safety of occupants where fire protection systems are experiencing multiple nuisance activations.)*

**[Fire Marshal recommends.]**

**\*\*Section 903.1.1; change to read as follows:**

**903.1.1 Alternative Protection.** Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~instead of~~ in addition to automatic sprinkler protection where



recognized by the applicable standard ~~and, or as~~ approved by the fire code official.

*(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection. Most gaseous type systems are highly susceptible to open doors, ceiling or floor tile removal, etc. However, an applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths.)*

**[Fire Marshal recommends.]**

**\*\*Section 903.2; add paragraph to read as follows and delete the Exception:**

**903.2 Where required.** Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

~~Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1 hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2 hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.~~

*(Reason: To ensure firefighter and public safety. This amendment eliminates the shunt trip requirement of International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the exceptions to Section 403.3 and Section 3005.4, such that passive fire barriers for these areas are maintained. (The exception deletion is due to the fact that such areas pose an undue fire risk to the structural integrity of the building.)*

**[Fire Marshal recommends.]**

**\*\*\*Section 903.2.2.1; change exception to read as follows:**

**903.2.2.1 Ambulatory care facilities.** An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
  2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.
-



In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Unless otherwise required by this code, floors classified as an open parking garage are not required to be sprinklered.

*(Reason: To ensure that parking garages that are otherwise required to have automatic fire sprinkler protection are not unintendedly exempt by this exception.)*

**[This is unnecessary. Not recommended.]**

**\*\*\*Section 903.2.4.2; change to read as follows:**

**903.2.4.2 Group F-1 distilled spirits.** An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

*(Reason: To establish a sprinkler criteria limit based on existing maximum allowable quantities provided for flammable liquids in a non-sprinklered space from Chapter 50 and allow very small distillery type operations without sprinkler requirements as has been historically allowed.)*

**[Fire Marshal recommends.]**

**\*\*\*Section 903.2.9.3; change to read as follows:**

**903.2.9.3 Group S-1 distilled spirits or wine.** An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

*(Reason: To establish a sprinkler criteria limit based on existing maximum allowable quantities provided for flammable liquids in a non-sprinklered space from Chapter 50 and allow very small storage operations without sprinkler requirements as has been historically allowed.)*

**[Fire Marshal recommends.]**

**\*\*Section 903.2.9.4; delete Exception:**

**903.2.9.4 Group S-1 upholstered furniture and mattresses.** An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m<sup>2</sup>).

~~**Exception:** Self service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.~~

*(Reason: Fire departments are unable to regularly inspect the interior of these commercial occupancies and are unaware of the contents being stored.)*

**[Fire Marshal recommends.]**





\*\*\*Section 903.2.9.5; add to read as follows:

**903.2.9.5 Self-Service Storage Facility.** An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Hazard Group II classification, in accordance with NFPA 13 requirements. Physical construction in compliance with open-grid ceilings as per NFPA 13, such as an open metal grid ceiling or chicken wire that does not obstruct the overhead sprinkler protection, shall be installed to prevent storage from exceeding the lower of either 12 feet above finished floor or 18 inches beneath standard sprinkler head deflectors. At least one sprinkler head shall be provided in each storage unit/room (additional sprinklers may be necessary for compliance with NFPA 13 spacing requirements), regardless of wall height or construction type separating such units.

*(Reason: Fire departments are unable to regularly inspect the interior of these commercial occupancies and are unaware of the contents being stored. The physical obstruction specification is to ensure maximum storage heights are not exceeded in these self-storage occupancies where enforcement of such has shown to be historically problematic for fire code officials and building managers.*

[Fire Marshal recommends.]

#### **\*\*Option A**

*Section 903.2.11; change 903.2.11.3 and add 903.2.11.7 and 903.2.11.8, as follows:*

**903.2.11.3 Buildings 55 Feet or more in Height.** An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more,~~ other than penthouses in compliance with Section 1511 of the *International Building Code*, located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

**Exception:**

- ~~1. Occupancies in Group F-2.~~

**903.2.11.7 High-Piled Combustible Storage.** For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

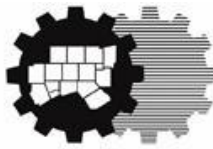
**903.2.11.8 Spray Booths and Rooms.** New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

#### **\*\*\*Option B**

*Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:*

**903.2.11.3 Buildings 55 35 feet or more in height.** An automatic sprinkler system shall be





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installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more~~, other than penthouses in compliance with Section 1511 of the *International Building Code*, located ~~55~~ 35 feet (~~16 764~~ 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

**Exception:**

1. ~~Occupancies in Group F 2.~~

**903.2.11.7 High-Piled Combustible Storage.** For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

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

**903.2.11.9 Buildings Over 6,000 sq. ft.** An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages complying with 903.2.10

*(Reason: Provides jurisdictions options as to their desired level of sprinkler protection based on multiple factors including firefighting philosophies/capabilities.)*

**[Fire Marshal recommends.]**

**\*\*\*Section 903.3.1.1.1; change to read as follows:**

**903.3.1.1.1 Exempt Locations.** When approved by the *fire code official*, automatic sprinklers shall not be required in the following rooms or areas where such ... *{text unchanged}* ... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. A room or space where sprinklers constitute a serious life or fire hazard because of the nature of the contents, where approved by the fire code official.
2. 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.
3. ~~Rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
4. ~~Fire service access~~ Elevator machine rooms, and machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
5. ~~Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.~~

*(Reason: Gives more direction to code official. Exception 3 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the*



*elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)*

**[Fire Marshal recommends.]**

**\*\*\*Section 903.3.1.1.4; add the following Section:**

**903.3.1.1.4 Dry pipe sprinkler systems.** Dry pipe sprinkler systems protecting fire areas of Type V construction shall be required to meet the 60 second water delivery time, per NFPA 13, to the system test connection regardless of the system size, unless more stringent criteria are applicable in NFPA 13, and all dry pipe sprinkler systems shall be trip tested to flow/discharge water to verify compliance with this requirement, unless otherwise approved by the fire code official.

*(Reason: This provision is limited to Type V construction due to the unique need discharge water on to light weight wood construction members for rapid fire control. This requirement for dry system trip tests to guarantee water delivery times across all system sizes. Faster water delivery improves fire control capabilities by supplying water before the growing fire size overwhelms the fire sprinklers. The water delivery time test aids in identifying any delays in water reaching the fire in dry pipe systems, detecting any blockages in the pipe network, and ensuring the dry pipe valve is in good condition.)*

**[Fire Marshal recommends.]**

**\*\*Section 903.3.1.2.2; change to read as follows:**

**903.3.1.2.2 Corridors and balconies ~~in the means of egress~~.** Sprinkler protection shall be provided in all corridors and for all balconies. ~~in the means of egress where any of the following conditions apply:~~

- ~~1. Corridors with combustible floor or walls.~~
- ~~2. Corridors with an interior change of direction exceeding 45 degrees (0.79 rad).~~
- ~~3. Corridors that are less than 50 percent open to the outside atmosphere at the ends.~~
- ~~4. Open ended corridors and associated exterior stairways and ramps as specified in Section 1027.6, Exception 3.~~
- ~~5. Egress balconies not complying with Sections 1021.2 and 1021.3.~~

*(Reason: Corridor protection is critical to the means of egress, and corridors are regularly utilized for miscellaneous storage, fixtures, artwork, food kiosks and beverage dispensers, and furnishings. Balcony protection is required due to issues with fire exposure via soffit vents and the potential for significant combustible loading.*

**[Fire Marshal recommends.]**

**\*\*Section 903.3.1.2.3; delete section and replace as follows:**

**Section 903.3.1.2.3 Attached Garages and Attics.** Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.



2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
  - 4.1. Provide automatic sprinkler system protection.
  - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
  - 4.3. Construct the attic using noncombustible materials.
  - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
  - 4.5. Fill the attic with noncombustible insulation.

*(Reason: Attic protection is required due to issues with fire exposure via soffit vents, as well as firefighter safety. Several jurisdictions indicated experience with un-protected attic fires resulting in displacement of all building occupants. NFPA 13 provides for applicable attic sprinkler protection requirements, as well as exemptions to such, based on noncombustible construction, etc. Attached garages already require sprinklers via NFPA 13R – this amendment just re-emphasizes the requirement.)*

**[Fire Marshal recommends.]**

**\*\*Section 903.3.1.3; change to read as follows:**

**903.3.1.3 NFPA 13D Sprinkler Systems.** *Automatic sprinkler systems* installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

*(Reason: To allow the use of the Plumbing section of the International Residential Code (IRC) and recognize current state stipulations in this regard.*

**[Fire Marshal recommends.]**

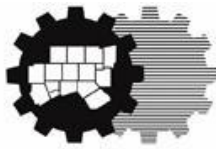
**\*\*\*Section 903.3.1.4; add to read as follows:**

**903.3.1.4 Freeze protection.** Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

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

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

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and



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2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

**903.3.1.4.2 Heat trace/insulation.** Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

*(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)*

**[Fire Marshal recommends.]**

**\*\*Section 903.3.5; add a second paragraph to read as follows:**

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective NFPA standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

*(Reason: To define uniform safety factor for the region.)*

**[This is unnecessary. Not recommended.]**

**\*\*\*Section 903.3.9; change to read as follows:**

**903.3.9 High-rise Building floor control valves.** Approved supervised indicating control valves shall be provided at the point of connection to the riser as indicated below: ~~in high-rise buildings~~

1. In High Rise Buildings, floor control assemblies shall be located in protected stairwells, or as otherwise approved by the fire code official.
2. In all other buildings, floor control assemblies shall be located as approved by the fire code official.

*(Reason: Intent is to allow the ability to drain each floor's sprinkler system without draining the entire system, as well as to isolate each floor in the event of an impairment, such that only one floor is impaired at a time.*

**[Fire Marshal recommends.]**

**\*\*\*Section 903.4.1; add 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. Reference Section 903.3.9 for required floor control assemblies. 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.

*(Reason: To avoid significant water losses, reduce false alarms, and eliminate undetected tampering of water supplies. Consistent with amendment to IFC 905.9.)*

**[Fire Marshal recommends.]**

**\*\*Section 903.4.3; add second paragraph to read as follows:**

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.

*(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access and ease of recognition of the FDC location, especially at night.)*

**[Fire Marshal recommends.]**

**\*\*\*Section 905.3.8; add to read as follows:**

**905.3.8 Buildings Exceeding 10,000 sq. ft.** In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

*(Reason: Allows for the rapid deployment of hose lines to the body of the fire in larger structures.*

**[Fire Marshal recommends.]**

**\*\*\*Section 905.4; change Item 5, and add Item 7 to read as follows:**

5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection shall be located to serve the roof or at the highest landing of an interior exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

*(Reason: Item 5 reduces the amount of pressure required to facilitate the required testing of NFPA 14 and 25, and provides backup protection for fire fighter safety. Item 7 allows for the rapid deployment of hose lines to the body of the fire.*

**[Fire Marshal recommends.]**

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**\*\*Section 905.8; change to read as follows:**

**905.8 Dry standpipes.** Dry standpipes shall not be installed.

**Exception:** Where subject to freezing and in accordance with NFPA 14. Additionally, 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 Supervisory alarm.

*(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the standpipe system via supervision, such that open hose valves will result in a supervisory low air alarm. NFPA 14 requires supervisory air for such, but does not provide pressure criteria for what that means.)*

**[Fire Marshal recommends.]**

**\*\*Section 905.9; add 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. Reference Section 903.3.9 for required floor control assemblies. 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.

*(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.1)*

**[Fire Marshal recommends.]**

**\*\*Section 906.1(1); delete Exception 3 as follows:**

~~3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:~~

~~3.1. Use of vehicle-mounted extinguishers shall be approved by the fire code official.~~

~~3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved by the extinguisher manufacturer or the fire code official for vehicular use.~~

~~3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.~~

~~3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.~~

~~3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.~~

*(Reason: This provision of only having vehicle-mounted fire extinguishers is not at all consistent with the practice of requiring extinguishers throughout based on travel distance. Often times, the vehicle is what has caused the incident and/or may be the source of the incident, so having the*





*extinguisher vehicle-mounted results in greater potential injury of the user. This assumes the only occupants in the building are on a vehicle, which again, significantly reduces access to fire extinguishers throughout the building to other occupants. Future use of the building/tenancy may change further complicating the issue.)*

**[Fire Marshal recommends.]**

**\*\*\*Section 907.1.4; add to read as follows:**

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

*(Reason: Provides for the ability of descriptive identification of alarms.)*

**[Fire Marshal recommends.]**

**\*\*\*Section 907.2.1; change to read as follows:**

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

**Exceptions:** {No change.}

*(Reason: Increases the requirement to be consistent with Group B requirement.)*

**[Fire Marshal recommends.]**

**\*\*Section 907.2.3; change to read as follows:**

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

**Exceptions:**

1. {No change.}

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 1/2 or less years of age, see Section 907.2.6.)

{No change to remainder of exceptions.}





*(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems. Exceptions provide consistency with State law concerning such occupancies.)*

**[Fire Marshal recommends.]**

**\*\*\*Section 907.2.10.1; change to read as follows:**

**907.2.10.1 Public- and Self-Storage Occupancies.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies ~~three stories or greater in height~~ for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: {No change.}

*(Reason: Because of the potential unknown fire load and hazards in self-storage type facilities, which could include flammable liquids for instance, as well as other hazardous materials, prompt evacuation in the event of fire alarm is needed; therefore, notification in the corridors/common areas is critical to all such occupancies, regardless of height.)*

**[Fire Marshal recommends.]**

**\*\*Section 907.2.13, Exception #3; change to read as follows:**

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

*(Reason: To indicate that enclosed areas within open air seating type occupancies are not exempted from automatic fire alarm system requirements.)*

**[Fire Marshal recommends.]**

**\*\*Section 907.4.2.7; add to read as follows:**

**907.4.2.7 Type.** Manual alarm initiating devices shall be an approved double action type.

*(Reason: Helps to reduce false alarms.)*

**[Fire Marshal recommends.]**

**\*\*Section 907.6.1.1; add to read as follows:**

**907.6.1.1 Wiring Installation.** All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating



device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

*(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)*

**[Fire Marshal recommends.]**

***\*\*Section 907.6.3; delete all four Exceptions.***

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

**Exceptions:**

- ~~1. Fire alarm systems in single-story buildings less than 22,500 square feet (2090 m<sup>2</sup>) in area.~~
- ~~2. Fire alarm systems that only include manual fire alarm boxes, waterflow initiating devices and not more than 10 additional alarm initiating devices.~~
- ~~3. Special initiating devices that do not support individual device identification.~~
- ~~4. Fire alarm systems or devices that are replacing existing equipment.~~

*(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)*

**[Fire Marshal recommends.]**

***\*\*Section 907.6.6; add sentence at end of paragraph to read as follows:***

See 907.6.3 for the required information transmitted to the supervising station.

*(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)*

**[Fire Marshal recommends.]**

***\*\*Section 910.2.3; add to read as follows:***

**910.2.3 Group H.** Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m<sup>2</sup>) 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.

*(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish. This is based on legacy language establishing long-standing historical practice.)*

**[Fire Marshal recommends.]**

**\*\*Section 910.4.3.1; change to read as follows:**

**910.4.3.1 Makeup Air.** Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual or~~ automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m<sup>2</sup> per 0.4719 m<sup>3</sup>/s) of smoke exhaust.

*(Reason: Makeup air has been required to be automatic for several years now in this region when mechanical smoke exhaust systems are proposed. This allows such systems to be activated from the smoke control panel by first responders without having to physically go around the exterior of the building opening doors manually. Such requires a significant number of first responders on scene to conduct this operation and significantly delays activation and/or capability of the smoke exhaust system.)*

**[Fire Marshal recommends.]**

**\*\*Section 912.2.3; add to read as follows:**

**912.2.3 Hydrant Distance.** An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

*(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations also. Also, consistent with NFPA 14 criteria.)*

**[Fire Marshal recommends.]**

**\*\*Section 913.2.1; add second paragraph and exception to read as follows:**

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

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**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.

*(Reason: This requirement allows firefighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section 914.3.1.2; add section:**

**914.3.1.2 Water Supply to required Fire Pumps.** In all buildings that are more than ~~420~~ 120 feet (~~128~~ 36.6 m) in building height, ~~and buildings of Type IVA and IVB construction that are more than 120 feet (36.6 m) in building height,~~ required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

**Exception:** {No change to exception.}

*(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changes the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)*

**[Fire Marshal recommends.]**

**\*\*\*Section 915 Carbon Monoxide (CO) Detection; delete and replace to read as follows:**

**915.1 General.** New and existing buildings shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

**915.2 Where required.** Carbon monoxide detection shall be provided in interior spaces, other than dwelling units or sleeping units, that are exposed to a carbon monoxide source in accordance

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with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

**915.2.1 Interior spaces with direct carbon monoxide sources.** In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.

Exception: Where environmental conditions in an enclosed space are incompatible with carbon monoxide detection devices, carbon monoxide detection shall be provided in an approved adjacent location.

**915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source.** In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

**Exceptions:**

1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.
2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

**915.2.3 Interior spaces with forced-indirect carbon monoxide sources.** In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with either of the following:

1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.
2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

**915.2.4 Dwelling units and sleeping units.** Carbon monoxide detection for dwelling units and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

**915.2.4.1 Direct carbon monoxide sources.** Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping area in close proximity to bedrooms or sleeping rooms for either of the following conditions:

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1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.
2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

**915.2.4.2 Forced-indirect carbon monoxide sources.** Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

**915.3 Location of detection devices.** Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

**915.4 Permissible detection devices.** Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

**915.4.1 Carbon monoxide alarms.** Carbon monoxide alarms complying with Sections 915.4.1.1 through 915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

1. Dwelling units and sleeping units.
2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

**915.4.1.1 Power source.** In buildings with a wired power source, carbon monoxide alarms shall receive their primary power from a permanent connection to building wiring, with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

**Exception:** For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

**915.4.1.2 Listings.** Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

**915.4.1.3 Interconnection.** Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.

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**915.4.2 Carbon monoxide detection systems.** Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

**915.4.2.1 Fire alarm system integration.** Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

**915.4.2.2 Listings.** Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.

**915.4.2.3 Alarm notification.** For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the control unit.
2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.
3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

**915.5 Maintenance.** Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

*(Reason: The final version of the 2024 edition text for Section 915 that was approved fell short of clearly conveying requirements. Furthermore, the adopted code text seems to require a level of protection for some occupancies that is excessive and for other occupancies insufficient. This wording matches the approved changes in the 2027 IFC)*

**[Increased safety.]**

**\*\*Section 1006.2.1 change exception 3 to read as follows;**

**Section 1006.2.1 Egress based on occupant load and common path of egress travel distance.**

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

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*(Reason: Add “rooftop” to Exception No. 3 to clarify that only such mechanical rooms located on the roof maybe exempted.)*

**[Fire Marshal recommends.]**

**\*\*\*Table 1010.2.4; amend Table - Manual Bolts, Automatic Flush Bolts and Constant Latching Bolts on the Inactive Leaf of A pair of Doors; to add Group M and A occupancies as follows:**

**Add Group M to Line item #1 in Table 1010.2.4:** Group B, F, M or S occupancies with occupant load less than 50. [Remainder unchanged]

**Add Group A and M to Line item #2 in Table 1010.2.4:** Group A, B, F, M or S occupancies where the building is equipped... [Remainder unchanged]

*(Reason: 2024 Code revised this information into Table format. It is historically common in our region to see the 2nd leaf locked, when that leaf is not part of the required egress door clear width, such as in a typical Group M. Table 1010.2.4 line item 2 was expanded to Group A due to it being a similar situation for Group B restaurants. When the required door width capacity is met by a single door, the inactive leaf shall be allowed to be locked since it is not required for egress. This intent of the amendment remains unchanged from previous cycle(s) and has been adjusted to reflect the new format in the 2024 IBC.)*

**[This is unnecessary. Not recommended.]**

**\*\*\*Section 1020.2 Construction; add new exception 6 as follows:**

6. In unsprinklered group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

*(Reason: Similar concept was previously in UBC. This scenario occurs primarily in existing, non-sprinklered buildings, which under current IBC would be required to have a fire resistance rated corridor. New exception provides a cost-effective solution for single tenant space in lieu of the base IBC requirement to retrofit a fire sprinkler system throughout the building.)*

**[This is unnecessary. Not recommended.]**

**\*\*\*Section 1030.1.1.1 Spaces under grandstands and bleachers; delete this section.**

*(Reason: Unenforceable.)*

**[This is unnecessary. Not recommended.]**

**\*\*\*Section 1101.1 Scope; add exception to Section 1101.1 as follows:**

**Exception:** Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

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*(Reason: To accommodate buildings regulated under state law. Further clarified in 2018 to mean components that are specifically addressed by TDLR shall be exempt.)*

**[Removes any conflict with State code or requirements.]**

**\*\*Section 2702.5; added to read as follows:**

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

*(Reason: Identifying these areas of critical operations in the building code ensures designers are advised of the requirements outlined in the National Electrical Code which defines specific Critical Operations Power System (COPS) requirements.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section 2901.1; add a sentence to read as follows:**

**[P] 2901.1 Scope.** {existing text to remain} The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

*(Reason: Gives building official discretion.)*

**[Code requires the more strict of the two applies. BO already has discretion.]**

**\*\*Section 2902.1; add a second paragraph to read as follows:**

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

*(Reason: To allow flexibility for designer to consider specific occupancy needs.)*

**[Provides flexibility.]**

***Section 2902: Minimum Plumbing Facilities Table 2902.1; add a second paragraph to read as follows and add footnote g and h to read as follows:***

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

g. For occupancy loads of 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain.

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h. Drinking fountains, bubblers, or bottled water stations are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, or for dining and/or drinking establishments.

[Existing amendment carries over.]

**\*\*Add Section 2902.1.4 to read as follows:**

**2902.1.4 Additional fixtures for food preparation facilities.** In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

**2902.1.4.1 Hand washing lavatory.** At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

**2902.1.4.2 Service sink.** In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the <Jurisdiction's> health department.

*(Reason: Coordinates Health law requirements with code language for consistent regional practice.)*

**\*\*\*Section 3002.1 Hoistway Enclosure Protection required. Add pointer and exception as follows:**

A hoistway for elevators, dumbwaiters and other vertical-access devices shall comply with Sections 712 and 713. Where the hoistway is required to be enclosed, it shall be constructed as a shaft enclosure in accordance with 713. Refer to 712.1.10 for elevators in parking garages.

Exception:

1. Elevators completely located within atriums shall not require hoistway enclosure protection.

*(Reason: Provides specific Code recognition for elevators completely within atriums. Amendment needed since specific Code language does not currently exist for elevators within atriums. A pointer has been added to the exception for enclosure requirements in parking garages.)*

[This is unnecessary. Not recommended.]

**\*\*\*3004.2.1 Enclosure. Add text to read as follows:**

Escalator floor openings shall be enclosed with shaft enclosures complying with Section 712 and 713.

*(Reason: Section 3004.2.1 does not acknowledge the multitude of ways in which IBC allows*



escalators in vertical openings. The addition of 712 to the base requirement sends the users to the escalator opening protection requirements contained in Section 712.

[This is unnecessary. Not recommended.]

**\*\*\*Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; Delete existing IBC exceptions and replace with two new NCTCOG exceptions as follows:**

**Exceptions:**

1. For other than FSAE and occupant evacuation elevators, elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.
2. For other than FSAE and occupant evacuation elevators, elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

*(Reason: This amendment eliminates the IBC Exceptions to Section 3005.4 and replaces them with new NCTCOG exceptions. The fire rating of these enclosures is permitted to be omitted by the above added NCTCOG exceptions where allowed by other provisions of the code such as in atriums and parking structures. Added "for other than FSAE and occupant evacuation elevators" in recognition of these special elevators requiring maximum code required protection and for consistency with IBC existing language in the deleted exceptions. See companion change to eliminate fire sprinklers to eliminate the need for shunt trip system.)*

[This is unnecessary. Not recommended.]

**\*\*\*Section 3005.5: Add a new subsection to Section 3005.5.1 as follows:**

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

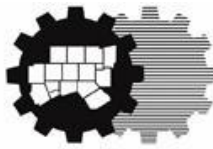
**3005.5.1.1 Automatic sprinkler system.** The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.5.1.1.1.

**3005.5.1.1.1 Prohibited locations.** Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

**3005.5.1.1.2 Automatic Sprinkler system monitoring.** The automatic sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

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

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

*(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. The new section above is intended to be identical to Sections 3007.2, 3007.3, and 3007.4 for Fire Service Access Elevators and Sections 3008.2, 3008.3 and 3008.4 for Occupant Evacuation Elevators except where amended by the NCTOG Amendments.)*

**[Fire Marshal recommends.]**

**\*\*Section 3005; add Section 3005.7 as follows:**

**3005.7 Storage.** Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "No Storage Allowed".

*(Reason: Reinforces the need to maintain space clean and free of combustibles. See companion change to eliminate fire sprinklers therein, Section 3005.5.1.)*

**[Fire Marshal recommends]**

#### **Option A**

**\*\*Section 3006.2, Hoistway opening protection required;** Insert new text in item 5 as follows:

5. The building is a high rise and the elevator hoistway is more than 75 feet (22 860 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway.

#### **Option B**

**\*\*Section 3006.2, Hoistway opening protection required;** Revise text in item 5 as follows:

5. The building is a high rise and the elevator hoistway is more than ~~75 feet (22 860 mm)~~ 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway.

*(Reason: 2024 IBC text does not address hoistways that are greater than 75'-0" in height that are both below grade and above grade but not located above the high-rise classification nor does the IBC address hoistways wholly located above grade such as those that serve sky lobbies.)*

**[Fire Marshal recommends.]**

**\*\*Section 3007.3 and Section 3008.3: Revise text by deleting "enclosed" as follows:**





**3007.3 Water Protection.** Water from the operation of an automatic sprinkler system outside the elevator ~~enclosed~~ lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

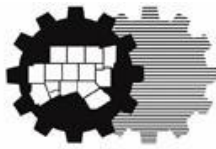
**3008.3 Water Protection.** Water from the operation of an automatic sprinkler system outside the elevator ~~enclosed~~ lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

*(Reason: The lobbies for FSAE and or OEE elevators may be open (i.e., at ground level), or may not require a lobby enclosure on those upper floors with secondary cab entry doors opening into a nonrequired FSAE or OEE lobby. Regardless of whether or not the lobby is enclosed, the objective is to preclude fire sprinkler water from entering into the hoistway serving FSAE and OEE elevators. The deletion of "enclosed" clarifies the original intent of this provision and is consistent with ICC interpretations. Added the word "elevator" to clarify which type of lobbies.)*

**[Fire Marshal recommends.]**

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**End**



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**Recommended Amendments to the 2024  
International Existing Building Code**  
North Central Texas Council of Governments  
Region

The following sections, paragraphs, and sentences of the 2024 *International Existing Building Code* are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. ~~Lined through type is deleted text from IEBC.~~ A double asterisk (\*\*) at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk (\*\*\*) identifies a new or revised amendment with the 2024 code.

**\*\*Section 102.4; change to read as follows:**

[A] **102.4 Referenced codes and standards.** The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2. {No change to rest of section.}

*(Reason: To not inadvertently adopt other codes (i.e., Wildland Urban Interface Code, etc....) by reference.)*

**\*\*\* Section 102.4.3 add to read as follows:**

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

*(Reason: Added to IEBC for consistency with IBC. This was dropped when ICC quit publishing the ICC Electrical Code, but the Electrical Code still should be referenced regardless of how it is adopted.)*

**Section 103.1 change to read as follows:**

**103.1 Creation of enforcement agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the *building official*.

[Remainder unchanged]

**(Establishes the name of the department and Building Official)**

**\*\*\*Section 104.2.4.1 Flood hazard areas.** (Jurisdictions may consider the option to **amend** or **delete** depending on local enforcement and flood hazard ordinances.)

*(Reason: Added to IEBC for consistency with IBC. Flood hazard ordinances may be administered by other departments within the city.)*

**[Chad recommends this remain enforceable.]**



**\*\*\*Section 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** (Jurisdictions may consider the option to **amend** or **delete** depending on local enforcement and flood hazard ordinances.)

*(Reason: Added to IEBC for consistency with IBC. Flood hazard ordinances may be administered by other departments within the city.)*

**[Chad recommends this remain enforceable.]**

**\*\*Section 202; amend definition of Existing Building as follows:**

**Existing Building** - A building, structure, or space with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is undergoing a change of occupancy or use, ~~erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.~~

*(Reason: To prevent potential abuses in new construction and shell buildings.)*

**\*\*\* Section 302.2 Additional Codes; Amend to read as follows:**

**302.2: Additional Codes**

Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the International Energy Conservation Code , International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Private Sewage Disposal Code, International Property Maintenance Code, International Residential Code and NFPA 70 and any other Codes or other ordinances adopted by the authority having jurisdiction. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

*(Reason: Some of the codes listed in this 2024 change may not be adopted by all jurisdictions, additionally there may be specific city ordinances that take precedent over adopted codes.)*

**\*\*\*Section 306.1 Scope; add exceptions to read as follows:**

**Exceptions:**

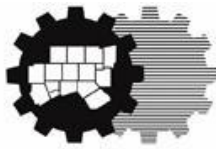
1. Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

*(Reason: To coordinate with the IBC and State Law for accessibility.)*

**\*\*\* Section 309.2.1 Automatic sprinkler systems; delete this section**

*(Reason: Combustible exterior wall coverings are already addressed in Section 309.2. This proposal is a response to the Grenfell Fire in London. COG amendments in DFW area address high rise*

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*buildings aggressively changing the definition to 55 feet, sprinklered and enforcement history of NFPA 285 addressing combustible materials testing.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section 401.3 Flood Hazard Areas; delete this section.**

*(Reason: Flood hazard ordinances may be administered by other departments within the city.)*

**\*\*Section 405.2.6 Flood Hazard Areas; delete this section.**

*(Reason: Flood hazard ordinances may be administered by other departments within the city.)*

**\*\*\*Section 502.2 Flood Hazard Areas; delete this section.**

*(Reason: Flood hazard ordinances may be administered by other departments within the city)*

**\*\*Section 503.2 Flood hazard areas; delete this section.**

*(Reason: Flood hazard ordinances may be administered by other departments within the city)*

**\*\*\*Section 503.18 Enhanced classroom acoustics; add after paragraph to read as follows:**

Compliance with the Texas Accessibility Standards is not considered equivalent compliance for the purpose of enforcement of this code section.

*(Reason: TAS does not address this criteria in their evaluation, and it is justifiably required for alterations in existing buildings.*

**[This is unnecessary. Not recommended.]**

**\*\*Section 504.1.2; change to read as follows:**

**504.1.2 Existing fire escapes.** Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.

*(Reason: To add clarity and help reduce confusion associated with the amendment preventing new fire escapes.)*

**\*\*Section 504.1.3; delete this section:**

~~**504.1.3 New fire escapes.** New fire escapes for existing buildings shall be permitted only where exterior stairways cannot be utilized due to lot lines limiting stairway size or due to the sidewalks, alleys, or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.~~



(Reason: *To generally require a higher level of egress protection and consistent with regional practice.*)

**[This is unnecessary. Not recommended.]**

**\*\*Section 507.3 Flood Hazard Areas; delete this section.**

(Reason: *Flood hazard ordinances may be administered by other departments within the city.*)

**\*\*Section 701.3 Flood Hazard Areas; delete this section.**

(Reason: *Flood hazard ordinances may be administered by other departments within the city.*)

**\*\*Section 702.7; add a code reference to read as follows:**

**702.7 Materials and methods.** All new work shall comply with the materials and methods requirements in the *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, *National Electrical Code*, and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

(Reason: *To provide a more complete list of potentially adopted codes.*)

**\*\*Section 802.5.1; change to read as follows:**

**802.5.1 Minimum requirement.** Every portion of a floor, such as a balcony or a loading dock, open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps, and landings that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

(Reason: *To be consistent with Building Code requirements for guards and unsafe conditions.*)

**[This is unnecessary. Not recommended.]**

**\*\*Section 803.1 Scope; add sentence to read as follows:**

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(Reason: *The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and would not allow the sprinkler to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.*)

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**\*\*Section 803.3; change section to read as follows:**

**803.3 Standpipes.** Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

{Delete rest of Section 803.3.}

*(Reason: The Fire Code already requires standpipes in these buildings (greater than 50 ft.) retroactively in Section 1103.6. This new section would negate/lessen those retroactive provisions already contained in the Fire Code.)*

**\*\*Section 804.2 General; delete Exception #1 as follows:**

**Exceptions:** 1. ~~Where the work area and the means of egress serving it complies with NFPA 101.~~  
2. [Remain unchanged]

*(Reason: NFPA 101 is not a commonly adopted code in the region and enforcement would be problematic, especially due to contradictions with the requirements of the IBC.)*

**\*\*\*Section 804.5.1.2.; change to read as follows:**

**804.5.1.2 Fire Escapes required.** For other than Group I-2, where more than one exit is required, an existing ~~or newly constructed~~ fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

*(Reason: Higher level of safety by not allowing new fire escapes and consistent with regional practice.)*

**\*\*\*Section 804.5.1.2.1; change to read as follows:**

**804.5.1.2.1 Fire Escape access and details - ...**

1. [Remain unchanged]
2. Access to a new fire escape shall be through a door...[remainder unchanged]
3. ~~Newly constructed fire escapes shall be permitted only where exterior stairways cannot be utilized because of lot lines limiting the stairway size or because of the sidewalks, alleys, or roads at grade level.~~
4. [Remain unchanged]
5. In all buildings of Group E occupancy up to and including the 12<sup>th</sup> grade, buildings of Group I occupancy, ~~rooming~~ boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

*(Reason: Higher level of safety by not allowing new fire escapes. Consistency with language and defined term in IBC.)*

**\*\*\*Section 804.7.2 Transoms; amend to read as follows:**





**804.7.2 Transoms.** In all buildings of Group B, E, I-1, I-2, R-1 and R-2 occupancies, ....[Remainder unchanged]

*(Reason: Transom windows were historically a common practice in school buildings and each jurisdiction should evaluate the impact on their stakeholders and their community with regards to this section.)*

**\*\*Section 904.1 Automatic sprinkler systems; add sentence to read as follows:**

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

*(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and the Fire Code and would not allow the sprinkler system to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)*

**\*\*Section 904.1.1; change to read as follows:**

**904.1.1 High-rise buildings.** An automatic sprinkler system shall be provided in work areas of ~~where the~~ high-rise buildings. ~~has a sufficient municipal water supply for the design and installation of an automatic sprinkler system at the site.~~

*(Reason: Level 3 alterations are affecting more than 50% of the existing high-rise building, and as such, sprinkler protection is more than justifiable, even when fire pumps, etc., are necessary. It is noted that the work area method is one of three different methods available to the designer/owner in the IEBC.)*

**\*\*\*Section 1011.2.1: change to read as follows:**

**1011.2.1 Automatic Fire sprinkler system.** The installation of an automatic sprinkler system shall be required where there is a change of occupancy classification and Chapter 9 of the current International Building Code requires an automatic sprinkler system based on the new occupancy or where there is a change of occupancy within the space where there is a different fire protection system threshold requirement in Chapter 9 of the current International Building Code than exists in the current building or space. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated horizontally and vertically from the change of occupancy by ~~a nonrated permanent~~



partition and horizontal assemblies, ~~fire partition, smoke partition, smoke barrier, fire barrier or fire wall.~~

*(Reason: 2024 IEBC rearranged text. Section was re-written previous items in #1-6 are now in the main charging language of 1011.2.1. Maintains legacy language requiring at least fire barrier separation between a newly sprinklered more hazardous 'change of occupancy' from non-sprinklered existing occupancies, as is required for fire area separation by the IBC.*

**\*\*Section 1103.3 Flood Hazard Areas; delete this section.**

*(Reason: Flood hazard ordinances may be administered by other departments within the city.)*

**\*\*Section 1201.4 Flood Hazard Areas; delete this section.**

*(Reason: Flood hazard ordinances may be administered by other departments within the city.)*

**\*\*Section 1303.1.2; change to read as follows:**

**1301.3.2 Compliance with other codes.** Buildings that are evaluated in accordance with this section shall comply with the International Fire Code. ~~and International Property Maintenance Code.~~

*(Reason: NCTCOG does not currently recommend, nor review the IPMC for recommended amendments at this time.)*

**\*\*\*Section 1303.1.3 Compliance with Flood Hazard Provisions; delete this section.**

*(Reason: Flood hazard ordinances may be administered by other departments within the city.)*

**\*\*Section 1402.6 Flood Hazard Areas; delete this section.**

*(Reason: Flood hazard ordinances may be administered by other departments within the city.)*

**\*\*\*[F] Section 1502.1 Site safety plan; change to read**

[Existing text remains]

The plan shall be submitted and approved by the Fire Department before a building permit is issued, [Remainder of Existing text remains]

*(Reason: Safety plan components require compliance with IFC.)*

**\*\*\*[F] Section 1502.3.1 Violations; change to read**

Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 113.1 and shall result in the issuance of a notice of violation, by the Fire code official, to the site safety director. ~~in accordance with Section 113.2.~~ Upon the third offense, the Fire code official, based on their findings, shall request a stop work order enforcement be implemented to the code official in accordance with Section 114, and



work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the code official.

*(Reason: Safety plan components require compliance with IFC.)*

**\*\*\*Section 1512.1 When Required; delete Section 1512.1 through 1512.5 and change Section 1512.1 to read as follows:**

**1512.1 When required.** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site or as determined by the code official. The water supply design and the timing of the water supply installation relative to building construction shall comply with the adopted Fire Code.

*(Reason: Maintains legacy language for the water supply and ensures adequate water supply as required by the Fire Code for construction that is already well-established. The changes previously published by IEBC drastically reduce the required water supply of the Fire Code without adequate or reasonable justification.)*

**END**



North Central Texas  
Council of Governments  
**Recommended Amendments to the  
2024 International Plumbing Code**  
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Plumbing Code* are hereby amended as follows: Standard type is text from the IPC. Underlined type is text inserted. ~~Lined through type is deleted text from the IPC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk identifies a new or revised amendment with the 2024 edition of the code.

Note: Historically NCTCOG has limited Chapter 1 amendments in order to allow each city to insert their local policies and procedures. We now have suggested certain items to be brought to the attention of cities considering adoption of the code that may be of concern to several jurisdictions. **It is still intended to be discretionary to each city to determine which Chapter 1 amendments to include.**

**\*\*Section 102.8; change to read as follows:**

**102.8 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

*(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)*

**Section 103.1; change to read as follows:**

**103.1 Creation of agency.** The ~~{INSERT NAME OF DEPARTMENT}~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

*[Remainder unchanged]*

**[Establishes department name and Building Official]**

**\*\*Section 305; change to read as follows:**



**305.1 Protection against contact.** Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

*(Reason: Allows for other materials to be accepted.)*

**\*\*Section 305.4.1; changed to read as follows:**

**305.4.1 Sewer depth.** ~~Building sewers that connect to private sewage disposal systems shall be a minimum of [number] inches (mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be a minimum of 12 inches (304 mm) below grade.

*(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region.)*

**[Recommended depth by CODS Utilities Department]**

**\*\*\*Section 306.2.5; added to read as follows:**

**\*\*\*306.2.5 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions and ASTM D2321. Trench width shall be controlled to not exceed the outside pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to a minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

*(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field.)*

**\*\*\*Section 403.1; add a second paragraph to read as follows:**

**403.1 Minimum number of fixtures.** Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the Code Official. The number of occupants shall be determined by the *International Building Code*.

In other than E Occupancies, the minimum number of fixtures in Table 403.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduction number and approved by the Building Official.



*(Reason: To allow flexibility for designers to consider specific occupancy needs. To be consistent with the International Building Code.)*

**[Existing amendment carries over.]**

**\*\*\* Section 403: Minimum Plumbing Facilities Table 403.1; add footnotes g and h to read as follows:**

g. For occupancy loads of 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain.

h. Drinking fountains, bubblers, or bottled water stations are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, or for dining and/or drinking establishments.

**[Existing amendment carries over.]**

**\*\*\*Section 413.4; change to read as follows:**

**413.4 Required location for floor drains ~~Public laundries and central washing facilities.~~ Floor drains shall be installed in the following areas:**

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens.  
**Exception:** In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.
3. Public restrooms.
4. Closets containing mop/service sinks.

*(Reason: To make it more compatible with local health code practices and protection of facilities.)*

**[Replaces existing amendment and expands.]**

**\*\*\*Section 502.3; change to read as follows:**

**502.3 Water heaters installed in attics.** (Remain the same) As a minimum access to the attic space shall be provided by one of the following:

1. A permanent stair.
  2. A pull-down stair rated for 300 lb. minimum.
  3. An access door from an upper floor level.
-





*(Reason: To recognize regional practices.)*

**\*\*Section 608.17.5; change to read as follows:**

**608.17.5 Connections to lawn irrigation systems.** The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer.

*(Reason: To recognize regional practices.)*

**\*\*Section 703.6; Combined sanitary and storm public sewer. Delete**

*(Reason: not a standard practice in this region)*

**\*\*Section 704.5; added to read as follows:**

**704.5 Single stack fittings.** Single stack fittings with internal baffle, PVC schedule 40 or cast-iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

*(Reason: to allow owners, installers, inspectors, and design professionals to ready identify product markers to determine they meet all required standards.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section 712.4.3; add Section 712.4.3 to read as follows:**

**712.4.3 Dual Pump System.** All sumps shall be automatically discharged and, when in any “public use” occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

*(Reason: To address dual pump system. To provide reference for storm drainage systems.)*

**[This is unnecessary. Not recommended.]**

**\*\*\*Section 903.1.1; change to read as follows:**

**903.1.1 Roof extension unprotected.** Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

*(Reason: To provide regional guidelines on standard installation methods for this area.)*

**\*\*Section 1109; Combined Sanitary and Storm Public Sewer: delete this section.**



*(Reason: not a standard practice in this region)*

**\*\*\*Section 1202.1; delete Exceptions 1 and 2.**

*(Reason: State law already specifies that Med Gas systems must comply with NFPA 99.)*

**\*\*\*Chapter 15; ASTM D2321; added to Referenced Standards**

ASTM D2321 - Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-  
Flow Applications.  
306.2.5

*(Reason: To add the reference standard as specified in the amendments.)*

**END**



North Central Texas  
Council of Governments  
**Recommended Amendments to the  
2024 International Fuel Gas Code**  
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Fuel Gas Code* are hereby amended as follows: Standard type is text from the IFGC. Underlined type is text inserted. ~~Lined through type is deleted text from IFGC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk identifies a new or revised amendment with the 2024 code.

**\*\*Section 102.2; add an exception to read as follows:**

**Exception:** Existing dwelling units shall comply with Section 621.2.

*(Reason: Previous code provisions made unvented heater provisions retroactive except as provided for in local amendment. This amendment and amendment to IFGC 621.2 better clarify what the code already states: existing systems may stay unless considered unsafe.*

**[This is unnecessary. Not recommended.]**

**\*\*Section 102.8; change to read as follows:**

**102.8 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. 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 *National Electrical Code* shall mean the National Electrical Code as adopted.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instructions shall apply.

*(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)*

**Section 103.1; change to read as follows:**

**103.1 Creation of agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

*[Remainder unchanged]*

**(Establishes department name and Building Official)**



\*\*\*Section 306.3; change to read as follows:

**306.3 Appliances in attics.** Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum access to the attic space shall be provided by one of the following:

1. A permanent Stair.
2. A pull-down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

**Exceptions:**

3. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.
4. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

(Reason: To provide adequate access to appliances for service or replacement with safe access.)

\*\*\*Section 306.5.1; change to read as follows:

**[M] 306.5.1 Sloped roofs.** Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which *access* is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*. (remainder of text unchanged).

(Reason: To assure safe access to roof appliances. Consistent with IMC amendments.)

**[This is unnecessary. Not recommended.]**

\*\*\*Section 401.5; add a second paragraph to read as follows:



Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING  
1/2 to 5 psi gas pressure  
Do Not Remove"

*(Reason: To protect owners and plumbers.)*

**[This is unnecessary. Not recommended.]**

***\*\*Section 404.12; change to read as follows:***

**404.12 Minimum burial depth.** Underground piping systems shall be installed a minimum depth of ~~12~~ 18 inches (~~305~~ 458 mm) top of pipe below grade, ~~except as provided for in Section 404.12.1.~~

*(Reason: To provide increased protection to piping systems and address reference number change.)*

**[This is unnecessary. Not recommended.]**

***\*\*Section 406.4; change to read as follows:***

**406.4 Test pressure measurement.** Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure. Spring type gauges do not meet the requirement of a calibrated gauge.

*(Reason: To require the use of more accurate diaphragm gauges. Spring gauges do not provide accurate measurement below approximately 17 psig.)*

***\*\*Section 406.4.1; change to read as follows:***

**406.4.1 Test pressure.** The test pressure to be used shall be no less than ~~1 1/2 times the proposed maximum working pressure, but no less than 3~~ 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 1/2"), a set hand, 1/10 pound incrementation and pressure range not to exceed 15 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 1/2"), a set hand, a minimum of 2/10 pound incrementation and a



pressure range not to exceed 50 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

*(Reason: To provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges.)*

***\*\*Section 409.1; add Section 409.1.4 to read as follows:***

**409.1.4 Valves in CSST installations.** Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an *approved* termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

*(Reason: To provide proper security to CSST valves. These standards were established in this region in 1999 when CSST was an emerging technology.)*

***\*\*Section 410.1; add a second paragraph and exception to read as follows:***

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

**Exception:** A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

*(Reason: To require adequate access to regulators.)*

***\*\*Section 621.2; add exception as follows:***

**621.2 Prohibited use.** One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

**Exception:** Existing *approved* unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when *approved* by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.

*(Reason: Gives code official discretion.)* **END**

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**Recommended Amendments to the  
2024 International Mechanical Code**  
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Mechanical Code* (IMC) are hereby amended as follows: Standard type is text from the IMC. Underlined type is text inserted. ~~Lined through type is deleted text from the IMC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk identifies a new or revised amendment of the 2024 edition of the code.

Note: Historically the North Central Texas Council of Governments (NCTCOG) has limited Chapter 1 amendments in order to allow each city to insert their local policies and procedures. We now have suggested certain items to be brought to the attention of cities considering adoption of the code that may be of concern to several jurisdictions. **It is still intended to be discretionary to each city to determine which Chapter 1 amendments to include.**

**\*\*Section 102.8; change to read as follows:**

**102.8 Referenced Codes and Standards.** The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

*(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)*

**Section 103.1; change to read as follows:**

**103.1 Creation of agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

*[Remainder unchanged]*

**(Establishes the department name and Building Official)**

**\*\*\*Section 202; add definition of Effective Dispersal Volume Charge as follows:**



**Effective Dispersal Volume Charge (EDVC).** The maximum refrigerant charge permitted for an effective dispersal volume.

*(Reason: These are additional terms used in ASHRAE 15 to determine refrigerant concentrations and methods to mitigate refrigerant concentrations from exceeding the refrigerant concentration limit.)*

**[This is unnecessary. Not recommended.]**

**\*\*\*Section 202; add definition of Refrigerant Detection System as follows:**

**Refrigerant Detection System** - The product safety standard addresses both refrigerant detection systems and leak detection systems. In the product safety standard, a leak detection system is defined as “a sensing system which responds to refrigerant leaking from a refrigerating system.” A leak detection system may include gas sensing, ultrasonic, or other such methods that meet the standards UL 60335-2-40/CSA C22.2 No. 60335-2-40 or UL 60335-2-89/CSA C22.2 No. 60335-2-89. [ASHRAE 15-2022: 3.1]

*(Reason: These are additional terms used in ASHRAE 15 to determine refrigerant concentrations and methods to mitigate refrigerant concentrations from exceeding the refrigerant concentration limit.)*

**[This is unnecessary. Not recommended.]**

**\*\*\*Section 202; add definition of Refrigerant Detector as follows:**

**Refrigerant Detector** - “Refrigerant sensor” is another term for refrigerant detector. A refrigerant sensor is a sensing element combined with electronic circuitry that provides a digital output or an analog signal output that corresponds to the sensed refrigerant gas concentration. [ASHRAE 15-2022: 3.1]

*(Reason: These are additional terms used in ASHRAE 15 to determine refrigerant concentrations and methods to mitigate refrigerant concentrations from exceeding the refrigerant concentration limit.)*

**[This is unnecessary. Not recommended.]**

**\*\*Section 306.3; change to read as follows:**

**306.3 Appliances in attics.** Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow



removal of the largest appliance. As a minimum access to the attic space shall be provided by one of the following:

4. A permanent Stair.
5. A pull-down stair with a minimum 300 lb (136 kg) capacity.
6. An access door from an upper floor level.

**Exceptions:**

5. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.
6. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

*(Reason: To provide adequate access to appliances for service or replacement with safe access.)*

**\*\*Section 306.5.1; change to read as follows:**

**306.5.1 Sloped Roofs.** Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the *appliance* or *equipment* to which *access* is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code...[remainder of text unchanged]*.

*(Reason: To assure safe access to roof appliances. Consistent with IFGC amendments.)*

**\*\*Section 501.3; add an exception to read as follows:**

**501.3 Exhaust Discharge.** The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

**Exceptions:**

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
  2. Commercial cooking recirculating systems.
-



3. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

*(Reason: Provide a reasonable alternative in areas where a large volume of outside air is present.)*

**\*\*Section 1104.2 Machinery Room ; add an exception to read as follows:**

**Exception**

7. Machinery Rooms are not required when in compliance with ASHRAE 15 Section 7.4.

*(Reason: Using the ASHRAE 15 machinery room requirements, the single and multiple circuit refrigeration systems use release mitigation strategies to safely isolate a section to prevent a full single circuit discharge of a refrigerant with automatic safety shutoff valves. An example of this is in VRF systems where Branch selector boxes/Heat recovery units)*

**[This is unnecessary. Not recommended.]**

**\*\*\* Section 1104.3.1.1 Group A2L High-Probability Systems. Add this section to read:**

**1104.3.1.1 Group A2L High-Probability Systems.** High-probability systems using Group A2L refrigerants shall comply with ASHRAE 15 section 7.6.

*(Reason: The 2024 IMC permits the use of Group A2L High-probability systems; however, it does not cover the safe limits and refrigerant detection and mitigation requirements for systems outside of a machinery room.)*

**[This is unnecessary. Not recommended.]**

**\*\*\*Section 1109.2.5 Refrigerant pipe shafts. Change to read:**

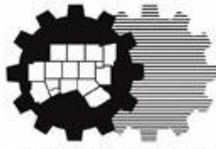
[Existing text to remain]

**Exceptions:**

1. [Existing text to remain]
2. Piping in a direct refrigeration system ~~using Group A-1~~ where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. [Existing text to remain]

*(Reason: This will make the IMC consistent with Section 9.12.1.5 of ASHRAE 15-2022. Note that IMC Section 1109.2.2 still requires piping protection, either within building elements or protective enclosures. This is in line with both ASHRAE 15-2019 section 8.10.2 and ASHRAE*

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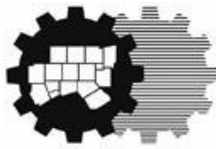


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*15-2022 section 9.12.1.5.1 where the refrigerant safety group is not mentioned, only the refrigerant concentration limit (RCL). The RCL for groups other than A1 is either 25% of the LFL or lower to account for flammability, toxicity, and oxygen deprivation.)*

**[This is unnecessary. Not recommended.]**

***END***



North Central Texas  
Council of Governments

**Recommended Amendments to the  
2024 International Energy Conservation Code  
And the energy provisions of the  
2024 International Residential Code**  
North Central Texas Council of Governments Region  
(Climate Zone 2 & 3 of the IECC)

The following sections, paragraphs, and sentences of the *2024 International Energy Conservation Code* (IECC) are hereby amended as follows: Standard type is text from the IECC. Underlined type is text inserted. ~~Lined through type is deleted text from IECC.~~ A double (\*\*) asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple (\*\*\*) asterisk identifies a new or revised amendment with the 2024 code. Section numbers in parenthesis represent the corresponding numbers of the energy provisions of the 2024 *International Residential Code* for parallel amendments.

**2024 IECC (Energy Provisions of the 2024 IRC)**

**NOTE:**

*In the case when an AHJ has governance over land in both Climate Zones 2A and 3A, this body recommends that said jurisdiction amends Tables C301.1 and R301.1 accordingly such that the entire area they have jurisdiction over is of the same Climate Zone.*

**\*\*Section C102/R102 General; add Section C102.1.2 and R102.1.2 (N1101.4.1) to read as follows:**

**C104.1.2 Alternative compliance.** A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

**R104.1.2 (N1101.4.1) Alternative compliance.** A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.5.1.2 (N1102. 5.1.2) and R403.3.7 (N1103.3.7) respectively.





*(Reason: This amendment is added to allow alternative compliance in accordance with Texas HB 1365, 78<sup>th</sup> Legislature. Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003(i).*

*The last sentence to Section R104.1.2 (N1101.4.1) was added to ensure that every house is tested in accordance with the mandatory provisions of the code.)*

### ***Sections C103.1/R103.1; amend to insert the Department Name and Building Official***

**C103.1 Creation of enforcement agency.** The ~~{INSERT NAME OF DEPARTMENT}~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~authority~~ **having jurisdiction (AHJ)** building official.

*[Remainder unchanged]*

**R103.1 Creation of enforcement agency.** The ~~{INSERT NAME OF DEPARTMENT}~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~authority~~ **having jurisdiction (AHJ)** building official.

*[Remainder unchanged]*

### ***\*\*\*Section C403.7.4.1 Nontransient dwelling units.; amend as follows.***

**C403.7.4.1 Nontransient dwelling units.** Nontransient dwelling units shall be provided with outdoor air energy recovery ventilation systems complying with not less than one of the following:

1. The system shall have an enthalpy recovery ratio of not less than 50 percent at cooling design condition and not less than 60 percent at heating design condition.
2. The system shall have a sensible recovery efficiency (SRE) that is not less than 65 percent at 32°F (0°C) and in Climate Zones 0A, 1A, 2A and 3A shall have a net moisture transfer (NMT) that is not less than 40 percent at 95°F (35°C). SRE and NMT shall be determined from a listed value or from interpolation of listed values at an airflow not less than the design airflow, based on testing in accordance with CAN/CSA C439.

#### **Exceptions:**

1. Nontransient dwelling units in Climate Zone 3C.
  2. Nontransient dwelling units with not more than 500 square feet (46 m<sup>2</sup>) of conditioned floor area in Climate Zones 0, 1, 2, 3, 4C and 5C.
  3. Enthalpy recovery ratio requirements at heating design condition in Climate Zones 0, 1 and 2.
  4. Enthalpy recovery ratio requirements at cooling design condition in Climate Zones 4, 5, 6, 7 and 8.
  5. Dwelling units using ventilation systems per the Fan Efficacy Table in R406, shall be considered in compliance.
-



**\*\*\*Section C405.2.10 Sleeping unit and dwelling unit lighting and switched receptacle controls; deleted in its entirety.**

*(Reason: The requirement for automatic shutoff and switched receptacle controls in sleeping and dwelling units imposes an unnecessary restriction on personal living spaces, where lighting use should be a matter of individual preference rather than mandated control.)*

**\*\*\*Section R105.2.2 Solar Ready System; deleted in entirety.**

*(Reason: Removes ambiguity if Solar Ready provisions are not adopted.)*

**\*\*\*Section R106.3 Permit Valuation; deleted in entirety.**

*(Reason: R106.3 no longer applies due to conflict with HB852, 86th Regular Session).*

**Section R202 (N1101.6) Definitions; add the following definition:**

**\*\*DYNAMIC GLAZING.** Any fenestration product that has the fully reversible ability to change its performance properties, including *U*-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

*(Reason: This term is referenced in Section R402.4.2. This definition of DYNAMIC GLAZING is also found in the Commercial provisions of the code.)*

**[This is unnecessary. Not recommended.]**

**\*\*\* Section R401.2.1 Prescriptive Compliance Option; deleted reference to R408.**

*(Reason: Conflicts with HB2439, 86th Regular Session.)*

**[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]**

**\*\*\*Section R402.2.10 (N1102.2.10) Slab-on-grade floors; amend as follows.**

**Exception:** Slab-edge insulation is not required in jurisdictions designated by the *code official* as having a moderate to heavy or very heavy termite infestation probability.

*(Reason: Termites are an issue of concern throughout the North Central Texas Council of Governments Region which includes areas designated as having a “moderate to heavy” and “very heavy” infestation probability.)*

**[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]**

**\*\*\* Section R402.5.5 (N1102.5.5) Air-sealed electrical and communication outlet boxes; amend as follows.**



**Section R402.5.5 (N1102.5.5) Air-sealed electrical and communication outlet boxes.** Air-sealed electrical and communication outlet boxes that penetrated the *air barrier* of the *building thermal envelope* shall be caulked, taped, gasketed or otherwise sealed to the *air barrier* element being penetrated. Air-sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be tested and marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer's instructions.

**Exception:** Boxes may be air-sealed in the field using caulk, tape, gasket or other approved method to prevent air leakage through the box in lieu of NEMA OS 4 boxes. Boxes air-sealed in the field shall be sealed to the air barrier element being penetrated and installed in accordance with manufacturer's instructions

*(Reason: Amended to allow on-site air-sealing of electrical and communication boxes in order to meet current building techniques, market conditions and product availability. [We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]*

**\*\*\*Table 402.1.2 (1102.1.2) Maximum Assembly/Climate Zone items: amend table as follows.**

**TABLE R402.1.2 (N1102.1.2) - MAXIMUM ASSEMBLY U-FACTOR AND FENESTRATION REQUIREMENTS**

*Portions of table not shown remain unchanged.*

<b>CLIMATE ZONE</b>	<b>2</b>	<b>3</b>
<b><u>Attic Roofline U-factor<sup>f</sup></u></b>	<b><u>0.035</u></b>	<b><u>0.035</u></b>

f. Air-impermeable insulation located at the attic roofline but below the roof deck may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. "Air-impermeable" shall be defined as having an air permeance not exceeding 0.02 L/s-m<sup>2</sup> at 75 Pa pressure differential tested according to ASTM E 2178 or ASTM E 283.

**\*\*\*Table 402.1.3 (N1102.1.3) Insulation/Climate Zone items: amend table as follows.**

**TABLE R402.1.3 (N1102.1.3) - INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT**

*Portions of table not shown remain unchanged.*

<b>CLIMATE ZONE</b>	<b>2</b>	<b>3</b>
<b><u>attic roofline R-value<sup>i</sup></u></b>	<b><u>30+0ci</u></b>	<b><u>30+0ci</u></b>

i. Air-impermeable insulation of R-30&0 or greater located at the attic roofline but below the roof deck may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. "Air-impermeable" shall be defined as having an air permeance not exceeding 0.02 L/s-m<sup>2</sup> at 75 Pa pressure differential tested according to ASTM E 2178 or ASTM E 283.



*(Reason: Amended table to meet current building techniques, market conditions and product availability.)*

**[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]**

**\*\*\*Section R404.2 (N1104.2) Interior lighting controls; deleted in its entirety.**

*(Reason: The requirement for automatic shutoff and switched receptacle controls in sleeping and dwelling units imposes an unnecessary restriction on personal living spaces, where lighting use should be a matter of individual preference rather than mandated control.)*

**[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]**

**\*\*\* TABLE R405.4.2(1) (N1105.4.2(1)) - SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS: amend table as follows.**

**TABLE R405.4.2(1) (N1105.4.2(1)) SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS**

*Portions of table not shown remain unchanged.*

BUILDING COMPONENT	STANDARD REFERENCE DESIGN	PROPOSED DESIGN
Foundations	Type: same as proposed.	As proposed
	Foundation wall or slab extension above grade: 1 foot (30cm) Foundation wall or slab extension below grade: same as proposed Foundation wall or slab perimeter length: same as proposed Soil characteristics: same as proposed.	As proposed
	Foundation wall U-factor and slab-on-grade F-factor: as specified in Table R402.1.2. <sup>n</sup>	As proposed

For SI: 1 square foot = 0.93 m<sup>2</sup>, 1 British thermal unit = 1055 J, 1 pound per square foot = 4.88 kg/m<sup>2</sup>, 1 gallon (US) = 3.785 L, °C = (°F-32)/1.8, 1 degree = 0.79 rad.

n. In accordance with Section R402.2.10, a maximum F-factor of 0.73 shall apply for the reference design in jurisdictions designated by the code official as having a moderate to heavy or very heavy termite infestation probability.

*(Reason: Termites are an issue of concern throughout the North Central Texas Council of Governments Region which includes areas designated as having a “moderate to heavy” and “very heavy” infestation probability.)*

**[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]**

**\*\*\*TABLE R406.5 (N1106.5) MAXIMUM ENERGY RATING INDEX; amend to read as follows:**



**TABLE R406.5 (N1106.5) <sup>2</sup>**  
**MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
2	<del>51</del> 59	34
3	<del>50</del> 59	33

<sup>2</sup> The table is effective from September 1, 2022 to August 31, 2025.

**TABLE R406.5 (N1106.5) <sup>3</sup>**  
**MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
2	<del>51</del> 57	34
3	<del>50</del> 57	33

<sup>3</sup> The table is effective from September 1, 2025 to August 31, 2028.

**TABLE R406.5 (N1106.5) <sup>4</sup>**  
**MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
2	<del>51</del> 55	34
3	<del>50</del> 55	33

<sup>4</sup> This table is effective on or after September 1, 2028.

*(Reason: The tables reflect the values and timetable set forth in HB 3215, 87<sup>th</sup> Regular Session Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003.)*

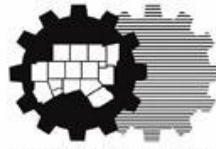
**[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]**

**\*\*\* Section R408 Additional Efficiency Requirements; deleted in entirety.**

*(Reason: The deletion is based on the omission of reference to R408 in R401.2.1, and R408 conflicts with HB2439, 86<sup>th</sup> Regular Session.)*

**[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]**

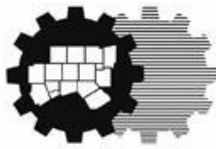
**NOTE : HB 3215 was signed into law by the Governor on June 14, 2021 as part of the 87<sup>th</sup> Regular Session Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003 (i), (j), and (k). HB 3215 now allows a Home Energy Rating System Index (ex. HERS Index) utilizing ANSI/RESNET/ICC Standard 301 (as it existed on January 1, 2021) shall be considered in compliance with State law provided that:**



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- o *The home includes compliance with the Mandatory requirements of 2018 IECC Section R406.2.*
- o *The home includes compliance with Building thermal envelope provisions of Table R402.1.2 or Table R402.1.4 of the 2018 IECC*





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**Recommended Regional Amendments to the  
2024 International Swimming Pool and Spa Code**  
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the 2024 *International Swimming Pool and Spa Code* are hereby amended as follows: Standard type is text from the ISPSC. Underlined type is text inserted. ~~Lined through type is deleted text from ISPSC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code. A triple asterisk (\*\*\*) identifies a new or revised amendment with the 2024 ISPSC code.

**\*\*\*Section 102.9; Change to read as follows:**

**Section 102.9 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to:

1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas*; §265.181 through §265.198, (TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).
2. Texas Department of Licensing and Regulation (TDLR); *2012 Texas Accessibility Standards (TAS)*, TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with *2012 TAS, Section 242*. (TAS rules do not apply to pools serving one- and two-family dwellings or townhouses).

**Exception:** Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

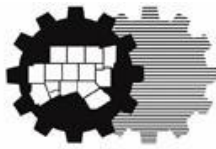
*(Reason: To clarify specific Texas statutes which regulate public pools and spas.)*

**Section 103.1; change to read as follows:**

**103.1 Creation of agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

*[Remainder unchanged]*

**\*\*Section 113.4 Violation penalties; Changed to read as follows:**



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**113.4 Violation penalties.** Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the *approved* construction documents or directive of the *code official*, or of a permit or certificate issued under the provisions of this code may be punishable for each day of the violation set forth by the authority having jurisdiction. ~~, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such a fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

*(Reason: Covered by general provisions of the Code of Ordinances.)*

**\*\*Section 305; Change to read as follows:**

**305.1 General.**

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In only one- and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with [ASTM F1346](#) and swimming pools are equipped with a powered safety cover that complies with [ASTM F1346](#), the areas where those spas, hot tubs or pools are located shall not be required to comply with [Sections 305.2](#) through [305.7](#).

*(Reason: To clarify requirements for dwellings and commercial properties and specific Texas statutes which regulate public pools and spas.)*

**\*\* Add subsection 305.2.8.1; to read as follows:**

**305.2.8.1 Chain link fencing prohibited.** Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

*(Reason: To clarify specific Texas Health and Safety Code Chapter 757.003 (f).)*

**\*\*Section 305.4 structure wall as a barrier; Changes as follows:**

**305.4 Structure wall as a barrier.** Where a wall of a dwelling or structure of a one- and two-family dwelling or townhouse or its accessory structure serves as part of a barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Remainder Unchanged
2. Remainder Unchanged
3. Remainder Unchanged
4. Remainder unchanged
5. Remainder unchanged
6. Remainder unchanged

*(Reason: To clarify specific Texas Health and Safety Code Chapter 757.007.)*



**\*\*Section 305.6; Change to read as follows:**

**305.6 Natural barriers used in a one- and two-family dwelling or townhouse.** In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

*(Reason: Specific Texas statutes do not allow the use of natural barriers in lieu of fencing for public pools per Chapter 757.003).*

**\*\*Section 307.1.5 Accessibility; Add exception to Section to 307.1.5 as follows:**

**Exception:** Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

*(Reason: To accommodate buildings regulated under state law. Further clarified to mean Components that are specifically addressed by TDLR shall be exempt.)*

**\*\*Section 307.2.2.2; add to read as follows:**

**Section 307.2.2.2. Adjacency to Structural Foundation.** Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception:

A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

*(Reason: To clarify specific distances for pools and spas, correlates with IRC 327.1.)*

**\*\*Section 310; Change to read as follows:**

**310.1 General.** Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 (ANSI/PHTA/ICC 7) or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190.

*[Remainder unchanged]*

*(Reason: To clarify specific Texas statutes which regulate public pools and spas.)*

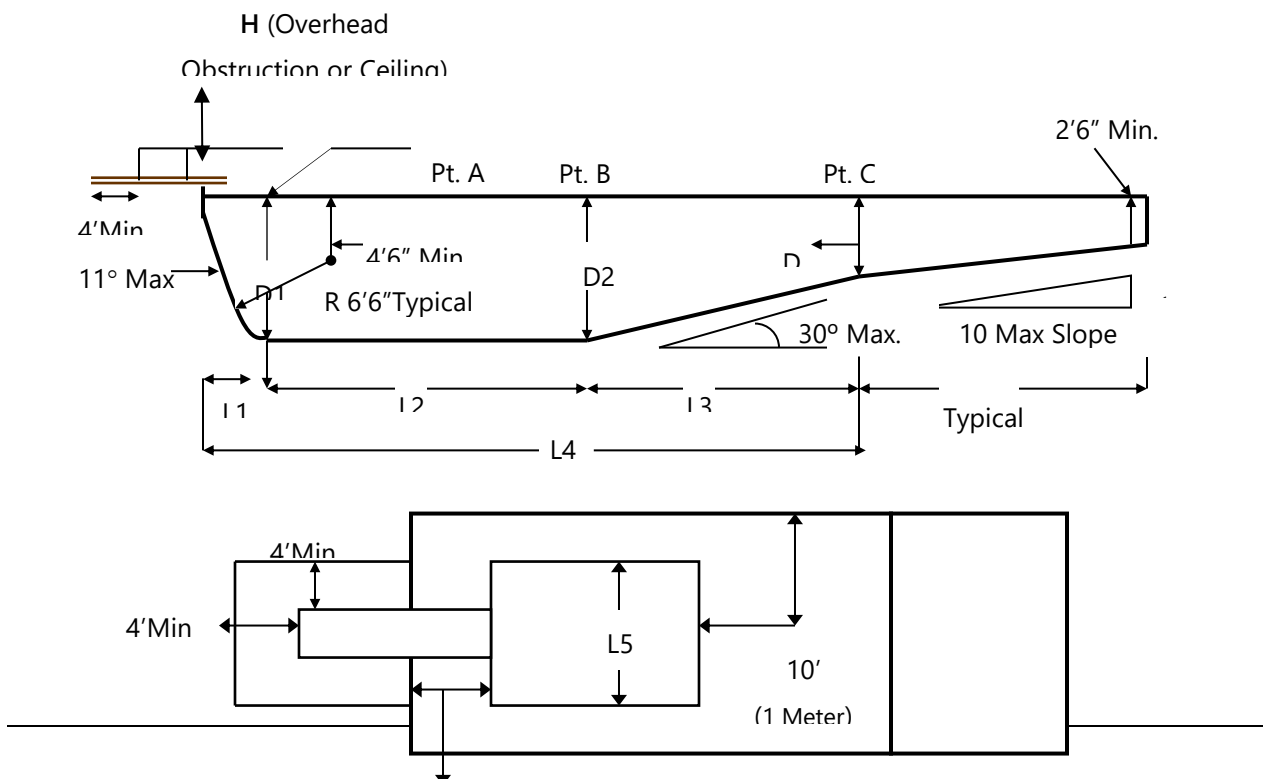
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**\*\* Section 402.12; Change to read as follows:**

**402.12 Water envelopes.** The minimum diving water envelopes shall be in accordance with Table 402.12—Texas department of State Health services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6). (Delete Table 402.12 and Figure 402.12)

**ADD: Figure: 25 TAC §265.186 (e) (6)**

Maximum Diving Board Height Over Water	¾ Meter	1 Meter	3 Meters
Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8 ft. 6 in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.
D3 Minimum	4 ft.	6 ft.	6 ft.
L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
L5 Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plumbet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plumbet to Adjacent Plumbet	10 ft.	10 ft.	10 ft.





*(Reason: To be consistent with state requirements.)*

**\*\*Section 411.2.1 & 411.2.2; Change to read as follows:**

**411.2.1 Tread dimensions and area.** Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches. not be less than 24 inches (607mm) at the leading edge. Treads shall have an unobstructed surface area of not less than 240 square inches (154838mm<sup>2</sup>) and an unobstructed horizontal depth of not less than 10 inches (254 mm) at the center line.

**411.2.2 Risers.** Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero except for the bottom riser, shall have a uniform height of not greater than 12 inches (305 mm) measured at the center line. The bottom riser height is allowed to vary to the floor.

*(Reason: To avoid conflict with state requirements,)*

**\*\*Section 411.5.1 & 411.5.2; Change to read as follows:**

**411.5.1 Swimouts.** Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

**411.5.2 Underwater seats and benches.** Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. Unchanged
5. The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be.

plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

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6. Unchanged

7. Unchanged

*(Reason: To be consistent with state requirements.)*

**\*\*Section 610.5.1; Change to read:**

**610.5.1 Uniform height of 9-10 inches.** Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 9-10 inches (~~229~~254 mm). The bottom riser height shall be permitted to vary from the other risers.

*(Reason: To be consistent with state requirements.)*

**\*\*Section 804 Diving Water Envelopes; Change to read as follows:**

**Section 804.1 General.** The minimum diving water envelopes shall be in accordance with Table 804.1 and Figure 804.1, or the manufacturer's specifications, whichever is greater. Negative construction tolerances shall not be applied to the dimensions of the minimum diving water envelopes given in Table 804.1.

*(Reason: To provide minimum standards and to clarify specific manufactures specifications of the diving equipment.)*

**END**