ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING CHAPTER 3, BUILDING REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS BY AMENDING GENERAL PROVISIONS; BUILDING OFFICIAL; TECHNICAL AND CONSTRUCTION CODES AND STANDARDS; STREETS AND SIDEWALKS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING OPEN MEETINGS AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the public's health, safety, and welfare require the adoption and enforcement of codes governing the issuance of permits, inspections, completion of construction, plumbing, electrical, and buildings within the City of Manor, Texas (the "City");

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

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Council hereby further finds and determines that the rules, regulations, terms, conditions, provisions and requirements of this ordinance are reasonable and necessary to protect the public health, safety, and quality of life.

Section 2. Amendment of the Code of Ordinances. The City Council hereby amends Chapter 3, Building Regulations, of the Manor Code of Ordinances (the "Building Regulations Ordinance") to amend general provisions, building official, technical and construction codes and standards, and streets and sidewalks as provided for in Sections 3 through 51 of this Ordinance.

Section 3. Amendment of Section 3.01.002 Definitions. Section 3.01.002 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.01.002 - Reserved

Section 4. Amendment of Section 3.01.003 Permits, bond and insurance required. Section 3.01.003 of the Building Regulation Ordinance is hereby amended to retitle Section 3.01.003 as follows:

Sec. 3.01.003 – Permits and insurance required

Section 5. Amendment of Section 3.01.003 Permits, bond and insurance required. Section 3.01.003 of the Building Regulation Ordinance is hereby amended to delete Subsection (c) and replace as follows:

(c) Reserved

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Section 6. Amendment of Section 3.01.003 Permits, bond and insurance required. Section 3.01.003 of the Building Regulation Ordinance is hereby amended to delete Subsection (d) and replace as follows:

(d) *Insurance required*

(1) Before a construction project is started, each person or company applying or listed on the permit application shall furnish to the city evidence of insurance in the following amounts:

(A) Commercial General Liability, each occurrence: $1,000,000.00

(B) Commercial General Liability, general aggregate, each policy or project: $2,000,000.00

(C) Workers' Compensation Insurance: An amount not less than the minimum coverage required by the statutes of the state of Texas

(2) Such insurance shall be kept in full force and effect during the period of time for which a permit shall be issued. This insurance requirement may be waived, at the discretion of the Building Official, for minor construction projects.

Section 7. Amendment of Section 3.01.003 Permits, bond and insurance required. Section 3.01.003(e) of the Building Regulation Ordinance is hereby deleted in its entirety.

Section 8. Amendment of Section 3.01.004 Permit applications. Section 3.01.004(d) of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

(d) *License required.* Any work required to be performed by a licensed operator must have such license submitted at the time of application for a permit and be registered with the city. The permit may only be issued in the name of the licensed operator. No other person may perform services or work requiring a license unless such person is permitted by the terms of this chapter, has a valid permit for the work or service and has a current valid license from the state to perform the services or work.

Section 9. Amendment of Section 3.01.005 Permit issuance and revocation. Section 3.01.005(e) of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

(e) *Validity of permit.* The issuance of a permit and the approval of plans and specifications is not a permit for, or an approval of, any violation of any provision of this chapter or any other city ordinance. Issuance of a permit based on plans, specifications, and other data shall not prevent the building official from thereafter requiring the correction of errors in the plans, specifications, and other data, or from preventing building operations being carried on thereunder when in violation of this chapter or other applicable city ordinances. No permit presuming to give authority to violate or cancel any requirement or provision of this chapter or technical codes shall be valid.

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Section 10. Amendment of Section 3.01.005 Permit issuance and revocation. Section 3.01.005(g)(1) of the Building Regulation Ordinance is hereby amended to add Subsection (K) as follows:

(K) Open or expired permits in violation status at the address or building site where a new permit or license is requested.

Section 11. Amendment of Section 3.01.006 Inspections. Section 3.01.006(f)(1)(B) of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

(B) Frame inspection: To be made after the roof, all framing, fireblocking and bracing are in place, all concealed wiring, all pipes, chimneys, ducts and vents are complete, and the building is dried in.

Section 12. Amendment of Section 3.01.006 Inspections. Section 3.01.006(f)(3) of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

(3) *Plumbing.*

(A) Underground/Plumbing Rough inspection: To be made after trenches or ditches are excavated, piping installed and before any backfill is put in place.

(B) Top Out inspection: To be made after the roof, framing, fireblocking and bracing are in place and all soil, waste and vent piping is complete, and prior to the installation of wall or ceiling membranes.

(C) Final inspection: To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

Section 13. Amendment of Section 3.01.008 Certificate of occupancy. Section 3.01.008(c) of the Building Regulation Ordinance is hereby amended as follows:

(c) *Issuance.* After final inspection when it is found that the building or structure complies with the provisions of this chapter, the city zoning ordinance provisions applicable to such structure, lot, parcel or tract of property upon which the structure is located and the city subdivision ordinance provisions applicable to such structure, lot, parcel or tract upon which the structure is located, the building official shall issue a certificate of occupancy or certificate of completion which shall contain the following:

Section 14. Amendment of Section 3.01.008 Certificate of occupancy. Section 3.01.008 of the Building Regulation Ordinance is hereby amended to add Subsection (j) as follows:

(j) *Revocation or suspension.* The building official is authorized to suspend or revoke a certificate of occupancy or temporary certificate of occupancy issued hereunder if such certificate was issued in error, on the basis of incorrect information, or if it is determined that the building or

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structure or any portion thereof is in violation of any city ordinance or regulation or any state or federal law or regulation.

Section 15. Amendment of Article 3.01 General Provisions. Article 3.01 of the Building Regulation Ordinance is hereby amended to add Section 3.01.019 as follows:

Sec. 3.01.019 – Conformity with zoning and subdivision regulations required.

No building or structure shall be erected or installed and no existing building or structure shall be moved, structurally altered, added to or enlarged, nor shall any land, building or premises be used or designated for use for any purpose or in any manner other than as provided for in the zoning district in which the building, land or premises is located and in compliance with the subdivision regulations; provided, however, that necessary structural repairs may be made where health and safety are endangered. Furthermore, no open space surrounding any building shall be encroached upon by a structure or reduced in any manner, unless the same shall conform to the zoning regulations and subdivision regulations designated for the district or lot within which such building or open space is located. The building official may, with notice as provided in this chapter, revoke the certificate of occupancy for properties not in compliance herewith.

Section 16. Amendment of Section 3.03.001 Schedule of adopted codes. Section 3.03.001 of the Building Regulations Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.001 – Schedule of adopted codes.

The International Codes listed in the following "codes schedule" are adopted, of which not less than one copy has been and is now filed in the office of the Building Official. In the event a conflict is determined to exist between said code as adopted and the other provisions of this chapter, the latter provisions shall be construed as controlling and taking precedence over the former. Any codes referenced therein are not adopted hereby unless specifically adopted. The following codes are hereby adopted and incorporated as fully as if set out at length in this chapter, and the provisions of such codes shall be controlling on all premises, including but not limited to all buildings thereon, within the corporate limits of the city:

(1) International Building Code, 2021 edition, International Code Council, with amendments.

(2) International Residential Code for 1 & 2 Family Dwellings, 2021 edition, International Code Council, with amendments.

(3) International Mechanical Code, 2021 edition, International Code Council, with amendments.

(4) International Plumbing Code, 2021 edition, International Code Council, with amendments.

(5) International Fire Code, 2021 edition, International Code Council, with amendments.

(6) International Fuel Gas Code, 2021 edition, International Code Council, with amendments.

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(7) International Energy Conservation Code, 2021 edition, International Code Council, with amendments.

(8) International Property Maintenance Code, 2021 edition, International Code Council, with amendments.

(9) International Existing Building Code, 2021 edition, International Code Council, with amendments

(10) International Code Council Performance Code for Building and Facilities, 2021 edition, with amendments

(11) International Swimming Pool and Spa Code, 2021 edition, International Code Council, with amendments

(12) National Electrical Code, 2023 edition, National Fire Protection Association, with amendments.

Section 17. Amendment of Section 3.03.051 Building code adopted. Section 3.03.051 of the Building Regulations Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.051 – Building code adopted.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Building Code, 2021 edition, published by the International Code Council, is hereby adopted as the building code of the city establishing the minimum regulations governing the conditions and maintenance of all property, buildings and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures, and each and all of the regulations, provisions, conditions and terms of such International Building Code, 2021 edition, published by the International Code Council, on file in the office of the Building Official are hereby referred to, adopted and made a part of this section as if fully set out in this section.

Section 18. Amendment of Section 3.03.052 Building code amendments. Section 3.03.052 of the Building Regulations Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.052 – Building code amendments.

The International Building Code is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

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Section 19. Amendment of Section 3.03.053 Residential code adopted. Section 3.03.053 of the Building Regulations Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.053 – Residential code adopted.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Residential Code for One- and Two-Family Dwellings, 2021 edition, published by the International Code Council, is hereby adopted as the residential building code of the city regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses in the city, providing for the issuance of permits and collection of fees, and each and all of the regulations, provisions, conditions and terms of such International Residential Code for One- and Two-Family Dwellings, 2021 edition, published by the International Code Council, on file in the office of the Building Official are hereby referred to, adopted and made a part of this section as if fully set out in this section.

Section 20. Amendment of Section 3.03.054 Residential code amendments. Section 3.03.054 of the Building Regulations Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.054 – Residential code amendments.

The International Residential Code for One- and Two-Family Dwellings is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

Section R105.2

Buildings:

1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 120 square feet (11.15 m^2).

2. Fences are deleted as work exempt from permit.

5. Sidewalks and driveways, except when constructed or modified within right-of-way.

10. Uncovered decks not exceeding 200 square feet (18.58 m^2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

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Section 21. Amendment of Section 3.03.055 Repairs and remodeling; accessory buildings. Section 3.03.055 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.055-3.03.057 – Reserved

Section 22. Amendment of Section 3.03.056 Code mentioned in adopted codes. Section 3.03.056 of the Building Regulation Ordinance is hereby deleted in its entirety.

Section 23. Amendment of Section 3.03.057 Interpretation of regulations by building official. Section 3.03.057 of the Building Regulation Ordinance is hereby deleted in its entirety.

Section 24. Amendment of Section 3.03.060 Swimming pool enclosures. Section 3.03.060 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.060-3.03.110 - Reserved

Section 25. Amendment of Section 3.03.061 Culverts, drainage ditches and driveways. Section 3.03.061 of the Building Regulation Ordinance is hereby deleted in its entirety.

Section 26. Amendment of Section 3.03.062 Erosion control. Section 3.03.062 of the Building Regulations Ordinance is hereby deleted in its entirety.

Section 27. Amendment of Section 3.03.063 Conformity with zoning and subdivision regulations required. Section 3.03.063 of the Building Regulation Ordinance is hereby deleted in its entirety.

Section 28. Amendment of Section 3.03.111 Adopted. Section 3.03.111 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.111 – Property maintenance code adopted.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Property Maintenance Code, 2021 edition, published by the International Code Council, Inc., is hereby adopted as the building code of the city establishing the minimum regulations governing the conditions and maintenance of all property, buildings and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in connection with the city's dangerous building regulations and chapter 214, Tex. Local Gov't Code, and each and all of the regulations, provisions, conditions and terms of such International Property Maintenance Code, 2021 edition, published by the International Code Council, Inc., on file in the office of the Building Official are hereby referred to, adopted and made a part of this section as if fully set out in this section.

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Section 29. Amendment of Section 3.03.112 Amendments. Section 3.03.112 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.112 – Property maintenance code amendments.

The International Property Maintenance Code is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

Section 30. Amendment of Section 3.03.162 Plumbing Inspector. Section 3.03.162(b) of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

(b) *Qualifications.* The plumbing inspector shall have experience in plumbing to the extent that enables him to know when plumbing is installed correctly. At a minimum, the plumbing inspector must hold a valid Texas plumbing inspector's license.

Section 31. Amendment of Section 3.03.164 Connection to water and wastewater systems. Section 3.03.164 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows.

Secs. 3.03.164-3.03.200 – Reserved

Section 32. Amendment of Section 3.03.201 Adopted. Section 3.03.201 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.201 – Plumbing code adopted.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Plumbing Code, 2021 edition, published by the International Code Council, is hereby adopted as the code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the city, and providing for the issuance of permits and collection of fees therefor, and each and all of the regulations, provisions, conditions and terms of such International Plumbing Code, 2021 edition, published by the International Code Council, on file in the office of the Building Official, are hereby referred to, adopted and made a part of this section as if fully set out in this section.

Section 33. Amendment of Section 3.03.202 Amendments. Section 3.03.202 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.202 – Plumbing code amendments.

The International Plumbing Code is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

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Section 34. Amendment of Section 3.03.251 Adopted. Section 3.03.251 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.251 – Mechanical code adopted.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Mechanical Code, 2021 edition, published by the International Code Council, is hereby adopted as the mechanical code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances in the city, and providing for the issuance of permits and collection of fees therefor, and each and all of the regulations, provisions, conditions and terms of such International Mechanical Code, 2021 edition, published by the International Code Council, on file in the office of the Building Official, are hereby referred to, adopted and made a part of this section as if fully set out in this section.

Section 35. Amendment of Section 3.03.252 Amendments. Section 3.03.252 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.252 – Mechanical code amendments.

The International Mechanical Code is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

Section 36. Amendment of Section 3.03.301 Adoption. Section 3.03.301 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.301 – Fuel gas code adopted

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Fuel Gas Code, 2021 edition, published by the International Code Council, is hereby adopted as the fuel gas code of the city for the control of building and structures as provided, and each and all of the regulations, provisions, conditions and terms of such International Fuel Gas Code, 2021 edition, published by the International Code Council, on file in the office of the Building Official are hereby referred to, adopted and made a part of this section as if fully set out in this section.

Section 37. Amendment of Section 3.03.302 Amendments. Section 3.03.302 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.302 – Fuel gas code amendments

The International Fuel Gas Code is amended as follows:

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Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

Section 38. Amendment of Section 3.03.351 Adopted. Section 3.03.351 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.351 – Energy conservation code adopted

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Energy Conservation Code, 2021 edition, published by the International Code Council, is hereby adopted as the energy code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of the building envelope, mechanical lighting and power systems of the city and providing for the issuance of permits and collection of fees therefor, and each and all of the regulations, provisions, conditions and terms of such International Energy Conservation Code, 2021 edition, published by the International Code Council, on file in the office of the Building Official are hereby referred to, adopted and made a part of this section as if fully set out in this section.

Section 39. Amendment of Section 3.03.352 Amendments. Section 3.03.352 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.352 – Energy conservation code amendments

The International Energy Conservation Code is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

Section 40. Amendment of Section 3.03.402 Definitions. Section 3.03.402 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.402 - Reserved

Section 41. Amendment of Section 3.03.403 Electrical inspectors. Section 3.03.403 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.403 – Electrical inspectors

(a) *Records and reports.* The Building Official, and his assistants, shall keep a complete record of the activities of the electrical inspections and shall render monthly reports to the City Manager, or to any person duly designated by the City Manager.

(b) *Qualifications.* The Building Official, and his assistants, shall be well versed in electrical safety requirements generally, and especially those set out in this division, the National Electrical Code, and the safety regulations of the state applying to electrical work.

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(c) *Enforcement of division.* The Building Official, and his assistants, are hereby authorized, empowered and directed to enforce all of the provisions of this division, and the inspector, and his assistants, are hereby vested with full authority to enter any building or premises and any manhole, subway or plant at any time during business hours and at any and all times in case of emergency in the discharge of their duties. They are authorized to pass upon and decide any questions under the provisions of this division.

(d) *Answering questions.* The inspector shall answer any relevant questions concerning or give any desired information in respect to the meaning, intent or application of the regulations and rules of this division.

(e) *Requiring of plans and specifications.* The inspector shall, when he deems it necessary to accomplish the objectives of this division, require plans and specifications as prepared by the architect. When such plans and specifications are demanded, it shall be a violation of this division for any person to install any part of the electrical work concerned until the inspector approves the installation.

(f) *Inspection of electrical work.* The city may, but shall not be required to, inspect all electrical work. The city may rely on a representation by an owner or electrician that electrical work has been completed in compliance with this division, and any other codes of the city; provided that the inspector shall make a thorough inspection of all electrical work within the city from time to time, and where the electrical work is in a dangerous or unsafe condition, or is deemed to be an interference with the work of the fire department of the city, the inspector shall notify the person owning, using or operating such electrical work to place same in a safe, secure and noninterfering condition. Any person failing, neglecting or refusing within a reasonable time to make the necessary repair or changes, and have the necessary work completed within a reasonable time after the receipt of such notice, shall be deemed guilty of violation of this division. Every day which shall elapse after the expiration of such reasonable time until the wires and apparatus are repaired, removed or changed, as required by the electrical inspector, shall be considered a separate offense within the intent and meaning of this division.

Section 42. <u>Amendment of Section 3.03.404 Electrician's licenses.</u> Section 3.03.404 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.404 – Electrician's license and registration

(a) *Required.* No person shall engage in the business of contracting, installing, altering or repairing any electrical work within the city which is regulated by this division, or any other code of the city, unless such person has been issued an appropriate electrician's license as required by the state for the work to be performed, and they have received a city registration.

(b) *Journeyman electricians.* A journeyman electrician is a person holding a journeyman's license. No journeyman electrician shall perform any work except under the direct order and supervision of duly licensed master electrician by whom he is employed.

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Section 43. Amendment of Section 3.03.407 Inspections. Section 3.03.407(f) of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

(f) Reserved.

Section 44. Amendment of Sections 3.03.409-3.03.4011 Reserved. Section 3.03.409 to 3.03.411 of the Building Regulation Ordinance is hereby amended to read as follows:

Sec. 3.03.409 – Connection of electricity.

(a) Electric service shall only be connected by the electrical company authorized to service the property, and only after the wiring of the location has been inspected and approved by the Building Official or their designee. Upon making an application for services, the applicant covenants that the location will be wired in accordance with the policies and requirements of the city, the National Electrical Code, the National Electrical Safety Code, and all applicable government regulations.

(b) The responsible party for any premises, and the contractor for any work performed, shall be responsible for the compliance of such premises and work with the requirements of this division. The responsible party and the contractor shall, by making the application for service, agree that if required changes and corrections are not made within 30 days after such inspection and failure to approve, the city may discontinue service to the property until such changes have been made. The responsible party and the contractor shall, by making the application for service, release the city from any liability of every kind and nature for damage which may occur from defective wiring of said premises or from failure to inspect said wiring, and such permit application shall further be an agreement to hold the city harmless from any and all liability.

Sec. 3.03.410 – Correction of unsafe conditions

Where wires or apparatus are found in dangerous or unsafe condition or are deemed to be an interference with the work of the fire department, the electrical inspector or building official shall notify the person owning, using or operating such to place them in safe, secure and non-interfering condition. Any person failing, neglecting or refusing within a reasonable time after the receipt of the notice shall be deemed guilty of violation of this chapter, and every day which shall elapse after ten days until the wires and apparatus are repaired, removed or changed as required by the electrical inspector, building official or fire marshal shall be considered a separate offense within the intent and meaning of this chapter.

Sec. 3.03.411 – Authority to turn off current.

The chief of the fire department, an inspector, the Building Official or a competent person delegated by them or either of them shall have the power to at once cause the removal of all wires or the turning off of all electric current where the circuits interfere with the work of the fire department during the progress of a fire. The inspector is hereby authorized and empowered to

cause the turning off of electric current from all conductors or apparatus which are deemed by him to be in an unsafe condition or which have not been installed in conformity with this division.

Section 45. Amendment of Section 3.03.441 Adopted. Section 3.03.441 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.441 – Electrical code adopted

There is hereby adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, removal and maintenance of electric wiring and apparatus, including permits and penalties, that certain electrical code known as the National Electrical Code of the National Fire Protection Association, being particularly the 2023 edition of the National Electrical Code, and the whole thereof, save and except such portions as are hereafter deleted, modified or amended, of which no less than one copy has been and now is filed in the office of the Building Official. Such code is hereby adopted and incorporated as fully as if set out at length in this section, and the provisions of such code shall be controlling in the construction, alteration, maintenance or removal of all electric wiring and apparatus within the corporate limits of the city.

Section 46. Amendment of Section 3.03.442 Amendments. Section 3.03.442 of the Building Regulation Ordinance is hereby amended in its entirety to read as follows:

Sec. 3.03.442 – Electrical code amendments

The National Electrical Code is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

Section 47. Amendment of Division 8, Part III Additional Standards. Part III of the Building Regulation Ordinance is hereby in its entirety to read as follows:

Sec. 3.03.443-3.03.475 - Reserved

Section 48. Amendment of Article 3.03 Technical and Construction Codes and Standards. Article 3.03 of the Building Regulation Ordinance is hereby amended to add Division 9 as follows:

Division 9 – Fire Code

Sec. 3.03.500 – Fire code adopted

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Fire Code, 2021 edition, including appendix chapters B, C, D, & I and Index, published by the International Code Council, is hereby adopted as the fire code of the city for regulating and governing the safeguarding of life and property from fire, medical, and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the

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occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each of all of the regulations, provisions, penalties; conditions and terms of said Fire Code on file in the office of the Building Official are hereby referred to, adopted, and made a part hereof; as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in this section.

Sec. 3.03.501 – Fire code amendments

Section 101.1 is amended as follows:

Section 101.1 Title. These regulations shall be known as the Fire Code of The City of Manor, Texas, hereinafter referred to as "this code" or "Fire Code."

Section 102.1 is amended as follows:

102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities, and conditions arising after the effective date of the 2021 code.

2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.

4. Existing structures, facilities, and conditions where required by Chapter 11 of this code, entitled "Construction Requirements for Existing Buildings."

4. Existing structures, facilities and conditions that, in the opinion of the fire code official, constitute a distinct hazard to life and property

3. Existing structures and facilities that are the subject of a Substantial Improvement as a Commercial Establishment or a Public Building or a multifamily residential dwelling consisting of more than three units in Unincorporated Travis County after the effective date of the 2021 code; and

Section 102.2 is revised as follows:

102.2 Administrative, operational, and maintenance provisions. The administrative, operational, and maintenance provisions of the 2026 code shall apply to:

1. Structures, facilities, operations, and conditions arising after the effective date of the 2021 code;

2. Existing structures and facilities that are the subject of a Substantial Improvement as a Commercial Establishment or a Public Building or a multifamily residential dwelling consisting of more than three units in Travis County ESD 12 after the effective date of the 2021 code; and

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3. Existing structures, facilities, operations, and conditions where required by Chapter 11 of this code, entitled "Construction Requirements for Existing Buildings."

Section 104.1 is amended as follows:

104.1 General. The fire code official is hereby authorized to enforce the provisions of this code and shall have authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall comply with the intentions and purposes of this code and shall not have the effect of waiving requirements specifically provided for in this code.

Section 104.1.1 Administrative Rules

The fire code official is authorized to develop administrative rules to supplement the requirements of this code and adopted standards referenced by this code. Should a conflict occur between this code, a referenced standard, or an administrative rule adopted by the fire code official, this code and other applicable city ordinances shall control.

Section 104.8.2 is amended as follows:

104.8.2 Technical Assistance. To determine the acceptability of technologies, processes, products, facilities, materials, and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, and laboratory or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to the prepared by, and bear the stamp of, a registered design professional. The fire code official is authorized to require that reports include a certification that the design, operation or use of the building or premises complies with applicable codes, including International Electrical Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code or Texas Accessibility Standards. (not a complete list)

Section 104.8.3 is added as follows:

Section 104.8.3 The fire code official is authorized to require the owner or agent to provide, without charge to the jurisdiction and at the sole cost and expense of the owner or agent, a Third Party Review for permits, approvals, inspections, or plans submitted to the Travis County ESD 12 for approval. Any Third Party Review required by the Travis County ESD 12 will be conducted by an entity of the fire code official's choice.

In Section 104, Subsection 104.9 is revised to read as follows:

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104.9 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications in accordance with 104.9.1 or 104.9.2.

104.9.1 Individual cases. The fire code official shall have the authority to grant modifications for individual cases, provided that the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life, and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the department of fire prevention.

104.9.2 Natural disasters. In preparation for, during and after a natural disaster event, as determined by the fire code official, the fire code official shall have the authority to issue written policies, procedures or rules that modify this code as necessary to protect life and property. Such policies, procedures or rules shall be made available to the public and shall include start and end dates, which can be extended at the fire code official's discretion.

In Section 104, Subsection 104.12.4 is added to read as follows:

104.12.4 Removal of debris after a fire. Whenever any building or other structure within the jurisdiction is damaged by a fire, the owner or the person in charge or control thereof, shall within ten days after notice of the Fire Marshal, remove all refuse, debris, charred and partially burned lumber and material from the involved premises; and if such building or other structure shall be burned to such an extent that it is rendered incapable of being repaired, the owner of the property upon which the structure is located, or person in charge and control thereof, shall within ten days after notice of the Fire Marshal, remove all remaining portions of the building or structure, from the premises. The Fire Marshal may extend the ten-day period of removal of such burned or partially burned structures, when the insurance adjustment, if any, is still pending. This requirement to clear property of fire related debris and hazards is to ensure public safety.

Section 105.3.3 is amended as follows:

Section 105.3.3 Occupancy prohibited before approval. The building or structure shall not be occupied prior to the fire code official issuing a permit that indicates that applicable provisions of this code have been met for any new structure or a change in an existing occupancy.

In Section 105, Subsection 105.3.5 is revised to read as follows:

105.3.5 Posting the permit. Issued permits and a paper copy of the approved stamped plan set shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.

In Section 105, Subsection 105.6.25 is added to read as follows:

105.6.25 Electronic access control systems. A construction permit is required for the installation or modification of an electronic access control system utilizing controlled egress, delayed egress, or electromagnetic locking devices. A separate construction permit is required to install or modify a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this Code is not considered to be a modification and does not require a permit.

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In Section 105, Subsection 105.6.26 is added to read as follows:

105.6.26 Underground fire lines/private fire mains. A construction permit is required to install, repair, or modify underground fire lines/private fire mains.

In Section 106, Subsection 106.1 is revised to read as follows:

106.1 Submittals. Construction documents and supporting data shall be submitted as a .pdf file, all layers flattened, with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared and sealed by a Texas-registered design professional. All projects are required to comply with Texas Accessibility Standards (TAS) as applicable by those standards.

> Exception: The fire code official is authorized to waive the submission of construction documents and supporting data not required to be prepared by a Texas-registered design professional if the fire code official finds that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

In Section 106, Subsection 106.5 is added to read as follows:

106.5 Posting the permit. Issued permits and a paper copy of the approved stamped plan set shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.

Section 112.4 is amended as follows:

Section 109.4 Violation penalties. Any person who violates a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a Class C Misdemeanor, as defined in the Texas Penal Code § 12.23. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The City shall be entitled to bring a civil action for the enforcement of this code in any court of competent jurisdiction to enjoin any violation of this code or to impose a civil penalty in an amount of $2,000 per day that a violation of this Code continues.

Section 113.4 is amended as follows:

Section 111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a Class C Misdemeanor, as defined in the Texas Penal Code § 12.23, with a penalty not to exceed $500.00, and a culpable mental state is hereby explicitly waived for any offense hereunder. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The City shall also be entitled to bring a civil action for the enforcement of this code in any court of competent jurisdiction to enjoin any violation of this code or to impose a civil penalty in an amount of $2,000 per day that a violation of this Code

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continues. Each day a violation continues after due notice has been served shall be deemed a separate offense hereunder.

In Section 114, Subsection 114.1 is revised as follows:

114.1 General. If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as the fire code official deems necessary in accordance with this section.

Chapter 2 Definitions is revised as follows:

The 2009 Fire Code, 2015 Fire Code, and the 2021 Fire Code

a) "2009 FIRE CODE" means the codes and standards, known as the International Fire Code, 2009 Edition, including Appendix Chapters B, C, D, E, F, and I as published by the International Code Council, except for the portions deleted, modified, or amended by the Travis County ESD 12 Board of Commissioners in 2013.

b) "2015 FIRE CODE" means the codes and standards, known as the International Fire Code, 2015 Edition, including Appendix Chapters B, C, D, and I as published by the International Code Council, except for the portions deleted, modified, or amended by the Travis County ESD 12 Board of Commissioners.

c) "2021 FIRE CODE" means the codes and standards, known as the International Fire Code, 2021 Edition, including Appendix Chapters B, C, D, F, H and I as published by the International Code Council, except for the portions deleted, modified, or amended by the ~~City~~ of Manor.

d) "APPLICANT" means any person who is listed as an applicant on an application for a Building Permit or a System permit or their designee.

e) ANIMAL HOUSING OR CARE FACILITY. A facility used for twenty-four (24) hour occupancy or permanent housing of animals for the purpose of providing a service, participating in a sport, or for providing general board and care. Animal housing or care facilities include animal shelters, animal breeding facilities, animal grooming facilities, animal daycare facilities, pet resorts, animal hospitals/veterinary clinics, kennels and pounds. Animal housing or care facilities do not include animal or pet care by pet owners for their own animals at their owned or rented residential property, and these facilities do not include Group U agricultural uses for the care and feeding of the agricultural business owner's own livestock.

f) "BEGINNING OF CONSTRUCTION" means:

(1) the date on which ground is broken for a building, or

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(2) if no ground is broken, the date on which the first of the following occurs:

(A) the first materials are added to the original property, or

(B) foundation pilings are installed on the original property, or

(C) a manufactured building or relocated structure is placed on the site

g) "BEGINNING OF A SUBSTANTIAL IMPROVEMENT" means the date on which:

(1) the repair, restoration, reconstruction, improvement, or remodeling starts, or

(2) the change in occupancy classification starts, or

(3) materials are first delivered for any purpose in (1) or (2).

h) "BUILDING" includes a Commercial Establishment, Public Building, or multifamily building consisting of more than three units.

i) "BUILDING PERMIT" means the written authority issued by the Travis County ESD 12 Fire Marshal's Office to begin construction in a manner that complies with this Chapter and the applicable Fire Code and any variance that has been granted by the fire code official.

j) "CARNIVAL" An organized program of entertaining or exhibition, which may include merrymaking, feasting, and/or masquerading, either inside or outside a structure.

k) "CONSTANT SUPERVISION FOR GROUP B ANIMAL HOUSING OR CARE FACILITY". Twenty-four (24) hour on-site staff capable of responding to problems or emergencies that could impact the safety or lives of the animals being housed or cared for.

l) "COMMERCIAL ESTABLISHMENT" means any place in which any phase of commercial or business activity occurs but does not include the following:

(1) A multifamily residential dwelling consisting of less than four units, or

(2) Private garages, carports, sheds, or agricultural buildings.

m) "FAIR" A gathering of buyers and sellers at a particular place and time for trade and/or competitive exhibition accompanied with food and/or entertainment.

n) "FESTIVAL SEATING" A form of audience/spectator accommodation in which no seating, other than a floor or ground surface, is provided for the audience/spectators gathered to observe a performance.

o) "FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus and/or authorized emergency vehicle access to a facility, building, or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

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p) "FIRE CHIEF" means the Fire Chief of Travis County ESD 12, Texas or their duly authorized representative.

q) "FIRE MARSHAL" means the Fire Marshal of Travis County ESD 12, Texas or their duly authorized representative.

r) "PERSON" means an individual, trust, estate, partnership, limited partnership, association, company, or corporation.

s) "PUBLIC BUILDING" means any structure

(1) That is open to the public during normal business hours or

(2) To which there is public access as a result of the possession, use, or the nature of the property, without regard to whether access is for business, pleasure, religious worship, the gratification of curiosity or similar purposes, and

(3) Includes all structures made open by the occupation of them as government buildings, public schools, taverns, inns, or in any other way.

t) "SUBSTANTIAL IMPROVEMENT" means

(1) The repair, restoration, reconstruction, improvement or remodeling of a building for which the cost exceeds:

A) 50% of the building's value according to the certified tax appraisal roll for Travis County for the year preceding the year, or

B) $50,000; or

(2) A change in occupancy classification involving a change in the purpose or level of activity in a building, including the renovation of a warehouse into more than three loft apartments.

(3) Any alteration of a building that modifies an exit path, exit door, means of egress, or required fire protection feature.

u) "SYSTEM" means a fire alarm, fire extinguishing, or smoke control system.

v) "VACANT" means a property that is being without content or occupant and free from activity or work.

If a word or phrase is defined in the 2021 Fire Code, the definitions in that code apply to that word or phrase when it is used in this chapter.

Section 201.4 is amended as follows:

201.4 Terms not defined. Where terms are not defined through this order or the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

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Merriam Webster's Collegiate Dictionary, 12th Edition, shall be considered as providing ordinarily accepted meanings.

Section 202 is amended as follows:

In Section 202 OCCUPANCY CLASSIFICATION, the following paragraphs under the title "Group B, Business" are revised to read as follows:

a) Group B, Business. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including the storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

b) Animal housing or care facilities.

*All other examples remain unchanged.

"Residential Group R" are revised as follows:

R-2 Residential occupancies containing sleeping units or more than three dwelling units where the occupants are primarily permanent in nature, including:

Apartment houses

Congregate living facilities (non-transient) with more than 16 occupants

- Congregate living facilities with 16 or fewer occupants are allowed to be constructed in accordance with the construction requirements for Group R-3.

Boarding houses (non-transient)

Convents

Dormitories

Fraternities and sororities

Hotels (non-transient)

Live/work units

Monasteries

Motels (non-transient)

Vacation timeshare properties

In Section 202, the definition for Intermodal Shipping Container is added as follows:

INTERMODAL SHIPPING CONTAINER. A six-sided steel unit originally constructed as general cargo container used for the transport of goods and materials.

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In Section 202, the definition for Mobile Food Preparation Vehicles is revised to read as follows:

MOBILE FOOD PREPARATION VEHICLES. Vehicles, trailers, or watercraft that contain any heat-producing equipment to cook, fry, or warm products or any cooking equipment that produces smoke or grease-laden vapors for the purpose of preparing and serving food to the public. Vehicles intended for private recreation shall not be considered mobile food preparation vehicles.

In Section 202 OCCUPANCY CLASSIFICATION, [B] Miscellaneous Group U is revised as follows:

Group U, Miscellaneous. Buildings and structures of an accessory character of structures and miscellaneous structures not classified in any specific occupancy regulated by this code shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life safety hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings, including but not limited to barns, livestock shelters, and stables;

Aircraft hangars, accessory to a one- or two-family residence shall comply with Section 412.4 of the International Building Code

Carports

Non-occupiable Communication equipment structures with a gross floor area of less than 1,500 square feet (139 m2)

Grain silos, accessory to a residential occupancy

Greenhouses not classified as another occupancy

Private garages and carports shall comply with Section 309 of the International Residential Code

Retaining walls more than 4 feet in height

Sheds with a gross floor area of greater than 400 square feet

Tanks

Towers

In Section 202, the definition for Off-site Construction is added to read as follows:

OFF-SITE CONSTRUCTION. A modular building, modular component or panelized system that is wholly or in substantial part fabricated or assembled in manufacturing plants for installation, or assembly and installation, on a separate building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.

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Section 307.2 is amended as follows:

Section 307.2 Open Burning – Notification, permission, or permit required. For any burning other than residential maintenance a permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention, or control of disease or pests, a bonfire, or any other outdoor burning within the jurisdiction. All authorized outdoor burning shall be conducted in full compliance with all applicable statutes, rules, or regulations, including this Ordinance, and in the case of conflict between any other applicable statute, rule, or regulation and this Ordinance, the more stringent provision shall prevail.

Outdoor Burning Procedure

Residential Maintenance - All outdoor burning conducted within the jurisdiction must be authorized and may require an on-site visit prior to initiating any outdoor burning. The individual responsible for the outdoor burning shall contact the Fire Prevention Office for notification and instructions. After the request is received, a code official or fire department officer may conduct an on-site inspection, if required, and permission may be granted to conduct the burn if said burn can be conducted in a safe manner and such burn is in compliance with all applicable statutes, laws, rules, or regulations, including the Texas Clean Air Act and the Texas Outdoor Burning Rule, Title 30, Texas Administrative Code (30 TAC), Sections 111.201 – 111.221. Open Burning as described above is to be intended for residential maintenance and does not require a permit or permit fee, given burning is occasional and not commercial in nature.

Any Open Burning other than that intended for residential maintenance described above, i.e. Lot Clearing, Prescribed Burning, or if in the code officials opinion any request that exceeds acceptable height, size or frequency, shall require a prescribed time frame permit and/or permit fees. Application for such approval(s) shall only be issued to the owner of the land upon which the fire is to be kindled.

All open burning sites shall comply with the following requirements:

1. Site inspected or approved by a Fire Department Official.
2. Phone available on site to contact 9-1-1.
3. Proposed burn site is at least 50 feet from any structure.
4. Wind and/or other environmental conditions must be suitable for burning.
5. Cannot burn prohibited items.
6. Proposed burn site is manageable size and height.
7. Approved water source or extinguishing equipment available at burn site.

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8. Burn site is downwind or at least 300 feet from any occupants that might be sensitive to smoke.
9. The person responsible for the burn shall comply with all additional lawful safety requirements imposed by the fire code official.
10. Applicant must abide by any additional requirements provided by code official.
11. Outdoor burning shall comply with an applicable TCESD12 and TCEQ Requirements and other applicable federal, state, and local requirements.

Section 307.2.1 is amended as follows:

Section 307.2.1 Authorization. All outdoor burning shall be done in accordance with Texas Outdoor Burning Rule Title 30 Texas Administrative Code (30 TAC) Sections 111.201 – 111.221. If a conflict should arise between this code and the Texas Outdoor Burning Rule, Title 30 Texas Administrative Code (30 TAC), Sections 111.201 – 111.221, then the more stringent rule shall apply. Where required by state or local law or this code, open burning shall only be authorized with prior approval from the state or local air and water quality management authority or other authorities having jurisdiction, provided that all conditions specified in the authorization are followed. If issued, permits may be revoked at any time by the fire code official if any conditions or limitations set forth in the permit have been violated. A violation of a condition or limitation of a permit may result in revocation of the permit and any penalties or other remedies authorized by this code, the Code of Ordinances, or applicable law.

Section 307.4 is amended as follows:

307.4 Location. The location for open burning shall be not less than 50 feet from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet of any structure.

Exceptions:

1. Fires in approved containers that are not less 25 feet from a structure.

Section 308.3.1 is amended as follows:

Section 308.3.1 Open-flame cooking devices. Charcoal burners and other flame cooking devices shall not be operated on balconies or within 10 ft. of combustible construction. Such cooking devices shall not be stored on balconies.

Exceptions: 1. One- and Two-family dwellings.

In Section 308, Subsection 308.4 is revised to read as follows:

308.4 Group R occupancies. Open flame, fire, and burning in Group R occupancies shall comply with the requirements of Sections 308.1 through 308.1.6.3 and Sections 308.4.1 and 308.4.2.

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308.4.1 Group R-2 dormitories. Candles, incense, and similar open-flame-producing items shall not be allowed in sleeping units in Group R-2 dormitory occupancies.

308.4.2 Fire hazard prohibited. In Group R-1, R-2, or R-4 occupancies, a person shall not construct, erect, install, maintain, or use any incinerator, barbeque pit, grill, chiminea, fuel-fired lanterns, heaters, torches, or similar device, nor burn any combustible material so as to constitute or create a fire hazard by the use or burning thereof or as to endanger the life or property of any person. The use or burning of any such devices under the following conditions is deemed to constitute a fire hazard and is prohibited: (1) within ten linear feet of any combustible surface, including but not limited to decks, porches, balconies, walls, or verandas; (2) beneath any balcony, porch, roof overhang, deck, or veranda that is not fully covered by an automatic sprinkler system.

> Exception: Outdoor kitchens connected as part of a R-1 or R-2 common recreation area with additional safeguards as approved by the fire code official.

Section 311.1 is amended by adding the following:

311.1.3 Any property that is vacant for a period greater than 180 days shall not be considered as grandfathered (existing non-compliant or legally non-conforming) and shall meet the requirements of the currently adopted code for Change of Use or Occupancy 102.3.

In Section 319, Subsection 319.1 is revised to read as follows:

319.1 General. Mobile food preparation vehicles shall comply with this section.

In Section 319, Subsection 319.4 is revised to read as follows:

319.4 Fire protection. When required by the fire code official, fire protection shall be provided in accordance with Sections 319.4.1 and 319.4.2.

In Section 319, Subsection 319.4.2 is revised to read as follows:

319.4.2 Fire extinguisher. Portable fire extinguishers shall be provided in accordance with Section 906 and shall have a minimum of one (2A10BC) portable fire extinguisher installed in the kitchen area in compliance with this section. Where a generator is in use, one (3A40BC) portable fire extinguisher is required to be accessible from the exterior of the vehicle.

In Section 319, Subsection 319.8 is revised to read as follows:

319.8 LP-gas systems. Where LP-gas systems provide fuel for cooking appliances, such systems shall comply with Chapter 61 and Sections 319.8.1 through 319.8.8.

In Section 319, Subsection 319.8.2 is revised to read as follows:

319.8.2 Protection of container. LP-gas containers installed on the vehicle shall be securely mounted and restrained to prevent movement. LP-gas containers shall be located and secured on

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the exterior of the mobile food preparation vehicle, open to atmosphere, or if container(s) are kept in a compartment, the compartment must be separate from the interior food preparation area. Access must be from the exterior of the unit and compartment floor and exterior door must be vented to the atmosphere.

In Section 319, Subsection 319.8.6 is added to read as follows:

319.8.6 No Smoking Sign. If equipped with LP-gas, a "NO SMOKING" sign must be installed next to or directly above the LP-gas container or compartment where the container is stored and must be visible to the public. Such sign shall be posted with a minimum of four-inch lettering on a contrasting background.

In Section 319, Subsection 319.8.7 is added to read as follows:

319.8.7 Listed hoses. Any hose used to pipe LP-gas to a device/appliance shall be listed by UL, FM, or other approved agency and listed specifically for LP-gas use. All couplings, fittings, and any other devices shall meet the requirements for LP-gas service as outlined in the International Fuel Gas Code, NFPA 54, and NFPA 58, and any coupling, fitting, or any other device that does not meet these requirements is deemed unapproved and must be removed from service.

In Section 319, Subsection 319.8.8 is added to read as follows:

319.8.8 LP-gas container location. LP-gas containers shall be located outside the vehicle and a minimum of five feet from the primary means of egress.

In Section 319, Subsection 319.11 is added to read as follows:

319.11 Baffles. All deep-fat fryers shall have a stainless-steel baffle between the fryer and surface flames of an adjacent appliance or shall maintain a 16-inch separation distance. The baffle, if installed, shall be at least eight inches in height above both surfaces.

In Section 319, Subsection 319.12 is added to read as follows:

319.12 Egress. A clear, unobstructed height of at least 74 inches from floor to ceiling over the aisle-way portion of the vehicle and a minimum of 30 inches of unobstructed horizontal aisle space is required. All exits must remain unobstructed while the vehicle is occupied.

In Section 319, Subsection 319.13 is added to read as follows:

319.13 Electrical. Electrical equipment, wiring and systems shall comply with Section 603.

In Chapter 3, Section 323 titled "Off-site Construction" is added with the following subsections:

323.1 General. Buildings or structures that are constructed off site and brought into the jurisdiction shall be constructed, installed, and inspected in accordance with ICC/MBI 1205-21: Standard for Off-site Construction: Inspection and Regulatory Compliance. The fire code official is authorized

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to use any or all portions of the publication ICC/MBI 1205-21: Standard for Off-site Construction: Inspection and Regulatory Compliance as a referenced standard for this Chapter.

Section 403.1.1 is amended as follows:

403.1.1 Public Safety Plan. Where the fire code official determines that an indoor or outdoor gathering of persons has an adverse impact on public safety through diminished access to buildings, structures, fire hydrants and fire apparatus access roads, or where such gatherings adversely affect public safety services of any kind, the fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.

In Section 403, Subsection 403.2.5 is added to read as follows:

403.2.5 Festival seating. Festival seating shall be prohibited within assembly occupancies, unless the occupant load is 250 or less; or where the occupant load exceeds 250, an approved fire and life safety evaluation has been completed and that evaluation has been reviewed and approved by the fire code official.

In Section 403, Subsection 403.11.1 is revised to read as follows:

403.11.1 Fire watch personnel. If the fire code official determines that it is essential for public safety to have one or more fire watch personnel in a place of assembly or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, the owner, agent, lessee, or promoter of the event in accordance with the requirements of the fire code official, and the cost of the fire watch shall be the sole responsibility of the owner of the premises, tenant, lessee, or promoter of the event.

Section 503.1.1 is amended as follows:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building, hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and Appendix D of this code. Access roads shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

In Section 501, Subsection 501.4 is revised to read as follows:

501.4 Timing of installation. Where fire apparatus access roads and/or a water supply for fire protection are required to be installed, such shall be installed, tested, and approved prior to the time at which construction has progressed beyond completion of the foundation of any structure. Such provisions shall be maintained throughout the duration of construction.

Exception: Where alternative methods are approved by the official fire code.

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Section 503.2.1 is amended as follows:

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 25 feet, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

> Exception: Widths less than 25 feet as approved in writing by the Fire Chief or his designee.

In Section 503, Subsection 503.2.3 is revised to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of 85,000 pounds for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Approved surfaces are concrete, asphalt, and TXDOT-approved chip seal.

In Section 503, Subsection 503.3 is revised as follows:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings stating " FIRE LANE TOW AWAY ZONE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

In Section 503, Subsection 503.5 is revised as follows:

503.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys, or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. In the event of a power failure, the gate or barrier shall be provided with an emergency battery power supply or fail-safe, allowing the gate to be pushed open without the use of special knowledge or equipment. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Section 503.6 is amended as follows:

Section 503.6 Security Gates. The installation of security gates across a fire apparatus road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation, including a means of operation without power and a means of operation with a Knox Box Entry System. The security gates and emergency operation shall be maintained at all times. A single gate serving two-way traffic shall be 25 feet in clear open width. When two gates are installed and each only serves one direction of travel, they shall be 15 feet in clear open width each. This code pertains to new and existing gates. Electric gate openers,

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where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

In Section 503, Subsection 503.7 is added to read as follows:

503.7 Modification of fire apparatus access roads. Any modification or revision to an existing fire apparatus access road shall require plans to be submitted and approved per Section 106 of this Code prior to initiation of such work.

Section 505.1 is amended as follows:

505.1 Address identification. New and existing buildings shall be provided with approved address and building identification. The address and building identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address and building identification characters shall contrast with their background. Address and building numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address and building identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address and building identification shall be maintained.

In Section 507, Subsection 507.3 is revised to read as follows:

507.3 Fire Flow. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B as modified by this chapter.

In Section 507, Subsection 507.4 is revised as follows:

507.4 Water supply test. Adequacy of the water supply shall be determined by an approved flow test that is conducted on the fire hydrants nearest the project site unless otherwise approved by the fire code official. The fire code official shall be notified prior to a water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the fire test shall be provided to the fire code official as follows:

1. The flow test shall have been conducted no more than six months prior to the date of construction document submittal;

2. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on test information.

3. The flow test shall be conducted in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, and any other applicable local, state, or national standards and/or requirements;

4. The flow test results shall be submitted with the construction documents;

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5. If the water supply piping is not yet constructed, hydraulic calculations for the proposed piping design shall be submitted to the fire code official. The calculations shall be based on the flow test conducted on the fire hydrants nearest the project site and shall verify that the piping design provides the minimum required fire flow at no less than 20 psi residual. Upon completion of construction and prior to final certificate of occupancy, a flow test shall be conducted to verify the results of the calculations.

In Section 507, Subsection 507.5.1.1 is revised to read as follows:

507.5.1.1 Hydrant for automatic sprinkler systems and standpipe systems. Buildings equipped with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, or a standpipe system installed in accordance with Section 905, or both, a fire hydrant shall be located within 100 feet of the Fire Department Connection(s). Distance shall be measured along a driven path.

Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

In Section 507, Subsection 507.5.1.2 is added as follows:

507.5.1.2 Installation. Hydrants shall be installed in accordance with the local water purveyor standards. Hydrants shall have not less than two (2) 2 ½-inch outlets with National Hose Thread (NHT) and one (1) 4 ½-inch outlet with National Hose Thread (NHT). Hydrants shall be installed with the center of the 4 ½-inch outlet at least 18 inches above the finished adjacent grade. The 4 ½ inch outlet must face the approved fire apparatus access road and must be unobstructed to the street. On public property, the set-back from the face of the hydrant to the back of the adjacent curb shall be the local water purveyor standards. On private property, the set-back shall be two (2) to eight (8) feet unless specifically approved by the fire code official.

In Section 507, Subsection 507.5.7 is added to read as follows:

507.5.7 Public and private roads. Hydrants shall be provided along new public and private roads in the following locations:

1. Hydrants shall be installed at the intersection of two (2) roads and in between intersections at distances not more than 300 feet between hydrants or as approved by the fire code official.

Exception: The distance between hydrants in single family residential areas may be increased to a maximum of 500 feet.

2. Hydrants shall be installed on both sides of all divided roads. Roads and highways where opposing lanes of traffic are separated by a vehicle obstruction shall be considered a divided road.

Section 509.3 is added as follows:

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509.3. Main Electrical Disconnect. The main electrical disconnect for each building shall be installed on the exterior of the building in an approved location. In lieu of the main disconnect, a remote shunt trip may be installed to disconnect electrical service when approved by the fire code official. (This was added to the 509 section for Firefighter safety)

Section 509.4 is added as follows:

509.4. Main Gas Shut-Off. If a structure has gas service, then the main gas shutoff for each building shall be installed on the exterior of the building in an approved location. (This was added to the 509 section for Firefighter safety)

Section 603.6.5 is added as follows:

603.6.1 Extension Cords. Extension cords shall be plugged directly into an approved receptacle, power tap, or a multi-plug adapter which is provided with surge protection and, except for approved multi-plug extension cords, shall serve only one portable appliance.

Section 803.11 is revised to read as follows:

803.11 Foam plastic materials. Foam plastic materials shall not be used as interior wall and ceiling finish. Foam plastic materials shall not be used as interior trim unless specifically allowed by Subsection 804.2.

> Exception: Foam plastic material shall be allowed if it is separated from the interior of the building by an approved thermal barrier in accordance with Subsection 2603.4 of the IBC. Fire-resistant coatings shall not be utilized as an approved thermal barrier.
>
> Subsection 803.11.1 is deleted.
>
> Subsection 803.11.2 is deleted.

Section 807.5.2.2 is amended as follows:

807.5.2.3 Artwork in corridors. Artwork and teaching materials shall be limited on walls of corridors to not more than 20 percent of the specific wall area to which they are attached. The amount of wall area covered can be increased to 50 percent in buildings protected throughout by an automatic fire sprinkler system.

Section 8075.5.3 is amended as follows:

807.5.5.3 Artwork in classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 20 percent of the specific wall area to which they are attached. The amount of wall area covered can be increased to 50 percent in buildings protected throughout by an automatic fire sprinkler system.

In Section 901, Subsection 901.4.1.1 is added to read as follows:

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901.4.1.1. When a change in use occurs and the installed fire protection systems are no longer necessary or no longer required, the building or facility owner shall maintain the systems in full operation or completely remove them. The building or facility owner shall notify the fire code official of their intentions and receive approval, prior to removing the systems.

Section 901.4.6 is amended as follows:

901.4.6 Pump and riser room. A dedicated room shall be provided for fire pumps and automatic sprinkler system risers. Pump and riser rooms shall be provided with exterior access and the exterior access door shall face an access drive marked as a fire lane. Fire Pump and Fire Sprinkler Riser Rooms shall only be accessible from the exterior of the building. Pump rooms shall comply with the construction requirements specified in NFPA Standard 20. Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with a minimum of three (3) feet of working space around the stationary equipment Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with a door(s) and an unobstructed passageway large enough to allow removal of the largest piece of equipment. Only items that are approved by the fire code official may be stored in the pump or riser room.

Exception: Where alternative arrangements and configurations are approved by the fire code official.

Section 901.4.7.1 is amended as follows:

901.4.7.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access.

1. The riser room shall be provided with direct exterior access from an approved fire apparatus access road, unless otherwise approved by the fire code official.
2. There shall be no structures or landscaping features that obstruct or impede access to the riser room.
3. A landing and door threshold must be provided at the exterior access door in accordance with the requirements of Subsections 1010.1.5 and 1010.1.6 of this code, unless otherwise approved by the fire code official.
4. The exterior riser room door shall be permitted to be locked provided that the key is available at all times.
5. A Knox Box key entry system shall be provided at every fire riser or fire pump room.

In Section 901, Subsection 901.7.7 is added to read as follows:

901.7.7 Required notification. Where notification of the fire department is required by this section, notification shall be in a manner that is approved by the fire code official.

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In Section 901, Subsection 901.4.1.1 is added to read as follows:

901.4.1.1. When a change in use occurs and the installed fire protection systems are no longer necessary or no longer required, the building or facility owner shall maintain the systems in full operation or completely remove them. The building or facility owner shall notify the fire code official of their intentions and receive approval, prior to removing the systems.

In Section 901, Subsection 901.9 is revised to read as follows:

901.9 Termination of monitoring service. For fire alarm systems required to be monitored by this code, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made by the provider of the monitoring service being terminated in a manner approved by the fire code official.

In Section 903, Subsection 903.1.2 is added to read as follows:

903.1.2 Safety factor. All automatic sprinkler systems shall be designed with a minimum safety factor of 5 PSI or 10% of the required pressure, taken at the base of the most hydraulically demanding riser, whichever is greater.

In Section 903, Subsection 903.2.2 is revised follows:

903.2.2.2 Group B – Animal Housing or Care Facilities. An automatic sprinkler system in accordance with Section 903.3 and 903.4 shall be provided in fire areas containing an animal housing or care facility when the animals are not provided with constant supervision.

Exceptions:

1. An automatic sprinkler system is not required in animal housing or care facilities serving 25 or fewer animals where all of the following conditions are met:
    - 1.1 Walls and ceilings have a Class A finish as specified in Section 803; and
    - 1.2 The facility is provided with a supervised fire alarm system in accordance with Section 907.2.2.2.
2. An automatic sprinkler system is not required in animal housing or care facilities serving 50 or fewer animals where all of the following conditions are met:
    - 2.1 The facility is of one (1) hour fire resistive construction on both sides of the boundary walls of the kennel area;
    - 2.2 Walls and ceilings have a Class A finish as specified in Section 803;
    - 2.3 The facility is provided with a supervised fire alarm system in accordance with Section 907.2.2.2.

In Section 903, Subsection 903.2.8.5 is added to read as follows:

903.2.8.5 Townhouses constructed as rental units in multi-family developments. Townhouses constructed with the intended purpose as rental units in multi-family developments shall be protected by an automatic fire sprinkler system installed in accordance with Sections 903.3.1.1 or 903.3.1.2.

In Section 903, Subsection 903.3.1.1.1 is revised to read as follows:

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903.3.1.1.1 Exempt locations. When approved by the fire code official, automatic sprinklers may be omitted from rooms or areas where the application of water constitutes a serious life or fire hazard or where sprinklers are considered undesirable because of the nature of the contents. When automatic sprinkler protection is omitted from a room or area, an approved alternate fire protection system shall be provided.

Section 903.2.9 is amended as follows:

Group S-1. An 903.2.9 automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m2).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).
4. A Group S-1 fire area used for the storage of commercial motor vehicles or aircraft where the fire area exceeds 5,000 square feet (464 m2).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).

Section 903.3.1.2.1 is amended as follows:

Section 903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for all exterior balconies and ground floor patios, including closets or storage areas accessed from balconies and patios, of dwelling units where the building is of Type V construction provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members, and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies that are constructed of open wood joist construction.

In Section 905, Subsection 905.1.1 is revised to read as follows:

905.1.1 Safety factor. All standpipe systems, with the exception of manual standpipes, shall be designed with a minimum safety factor of 5 PSI or 10% of the required pressure, taken at the base of the most hydraulically demanding outlet, whichever is greater.

In Section 905, Subsection 905.3 is revised to read as follows:

905.3 Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.9. Standpipe systems are allowed to be combined with automatic sprinkler systems.

In Section 905, Subsection 905.3.9 is added to read as follows:

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905.3.9 Distance. The fire code official is authorized to require installation of an approved Class I or Class III standpipe system where any portion of a building's interior area is located more than 200 feet of travel, vertically and/or horizontally, from the nearest point of fire department vehicle access. This distance shall be measured along an approved path of travel from the point of vehicle access to the most remote portion of the building.

In Section 905, Subsection 905.4 number 1 is revised as follows:

In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories.

Exception: Where approved by the fire code official.

In Section 907, Subsection 907.2.2.2 is added to read as follows:

907.2.2.2 Animal Housing or Care Facilities. Fire areas containing an animal housing or care facility shall be provided with an electronically supervised automatic smoke detection system. In spaces provided with a source of heat or light but otherwise unconditioned, in lieu of smoke detection, the alarm system may be activated by quick response heat detectors with a response time index (RTI) of less than 100 (e.g. "Quick", "Ultrafast", "V-fast").

Exception: Smoke detectors and/or quick response heat detectors are not required where the building is equipped with an automatic sprinkler system installed in accordance with Sections 903.3 and 903.4 and activation of the automatic sprinkler system activates notification appliances as required by Section 907.2.2.2.1.

In Section 907, Subsection 907.2.2.2 is added to read as follows:

907.2.2.2.1 Notification Appliances. Notification appliances shall provide audible and visual alarm signals in office areas and other areas within the fire area where no animals are housed or cared for. Notification appliances within the areas animals are housed or cared for shall provide visual only notification.

In Section 907, Subsection 907.2.9.1 is revised to read as follows:

907.2.9.1 Manual fire system. A manual fire alarm system which activates the occupant notification system in accordance with Section 907.5 shall be installed in R-2 and Group R-4 occupancies where any of the following conditions apply:

(The remainder of Subsection 907.2.9.1 remains unchanged.)

In Section 907, the following exception is added to Subsection 907.4.2.1:

Exception: Where construction elements of the building prohibit the proper installation of a manual fire alarm box (e.g. glass walls, interior brick or rock walls), a manual fire alarm

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box shall be allowed to be located in the normal path of egress, in a location(s) approved by the fire code official.

In Section 907, Subsection 907.5.2.3.1 is revised to read as follows:

907.5.2.3.1 Public use areas, common use areas, and employee work areas. Visible alarm notification appliances shall be provided in public use areas, common use areas, and employee work areas.

Exception: Where employee work areas have audible alarm coverage, the notification appliance circuits serving the employee work areas shall be initially designed with not less than 20-percent spare capacity to account for the potential of adding visible notification appliances in the future to accommodate hearing-impaired employee(s). Visible alarm notification appliances are not required in storage rooms, mechanical spaces, and similar unoccupied areas which do not exceed 100 sq. ft. in floor area.

In Section 910, exceptions 2 and 3 of Subsection 910.2 are revised to read as follows:

Exception:

2. Automatic smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. When required by the fire code official, an approved manual smoke exhaust system shall be installed.

3. Automatic smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(\text{m x s})^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. When required by the fire code official, an approved manual smoke exhaust system shall be installed.

In Section 912, Section 912.2.3 is added to read as follows:

912.2.3 FDC placement and type. Automatic sprinkler system fire department connections shall be as follows

1. For buildings FDC locations and types (on structure FDC or remote FDC) shall be as required by the fire code official.
2. Remote FDCs shall be located within 100 feet of an approved fire hydrant measured by hose lay.
3. Remote FDC shall be a minimum of 3 feet above finished grade and a maximum of 3 ½ feet above finished grade for standard inlets and minimum of 30 inches at lowest point above finished grade and maximum of four feet above finished grade for the 5-inch “Storz” inlet.

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4. Fire department connections must be physically protected against impact per the requirements of Section 312 of this code, or other means approved by the fire code official.

5. Where provided, the 5-inch "Storz" inlet shall be installed at a 30-degree angle pointing down.

6. Remote fire department connections shall be located on the same side of the fire apparatus access road as the fire hydrant serving the FDC.

7. The size (5-inch "Storz" or 2 ½ inch) and number of the fire department connections will be determined by required flow testing and system demand and approved by the fire code official.

Section 1009.1 is amended as follows:

1009.1 Accessible means of egress required. Accessible means of egress shall comply with this section. Accessible means of egress shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress. Accessible means of egress shall comply with both this section and the Architectural Barriers Act, Article 9102, of the Texas Civil Statutes (Texas Accessibility Standards or TAS). The fire code official is authorized to require the owner, applicant or agent to provide a technical report from a qualified person certifying TAS compliance.

In Section 1103, Subsection 1103.5.3 is revised to read as follows:

1103.5.3 Group I-2, Condition 2. In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed by a date agreed to in writing by the fire code official.

In Section 1103, Subsection 1103.7.7 is added to read as follows:

1103.7.7 Animal Housing or Care Facilities. An electronically supervised automatic smoke detection system shall be installed in all fire areas containing an existing Group B Animal Housing or Care Facility without constant supervision by a date agreed to in writing by the fire code official.

In Section 1201, Subsection 1201.1 is revised to read as follows:

1201.1 Scope. The provisions of this chapter shall apply to the installation, operation, maintenance, repair, retrofitting, testing, commissioning and decommissioning of energy systems used for generating or storing energy. Energy storage systems regulated by Section 1207 shall comply with this chapter, as appropriate, and NFPA 855.

In Section 1207, Subsection 1207.1.7 is added to read as follows:

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1207.1.7 New technology. Where specific battery types are not addressed in this section, or where new or revised energy storage systems are proposed, or where new information or testing of energy storage systems is available, the fire code official is authorized to use applicable codes, standards, or test reports to determine requirements for such systems.

Section 2305.5 is amended as follows:

Section 2305.5 Fire Extinguishers. Approved portable fire extinguishers complying with Section 906 with a minimum rating of 4-A:40-B:C shall be provided and located such that an extinguisher is not more than 75 feet (22860mm) from pumps, dispensers or storage tank fill-pipe openings.

In Section 2401, Subsection 2401.2 is revised to read as follows:

2401.2 Non-applicability. This chapter shall not apply to spray finishing utilizing flammable or combustible liquids that do not sustain combustion, including:

1. Liquids that do not have a fire point when tested in accordance with ASTM D92.

2. Liquids with a flashpoint greater than 95°F in a water miscible solution or dispersion with a water and inert (noncombustible) solids content of more than 80 percent by weight.

The owner and operator are required to notify the fire code official of any changes to the materials used in the spray finishing operation, including but not limited to spray booths, spray rooms, and spraying spaces.

Chapter 31 of the IFC is hereby amended to read as follows:

Chapter 31 TENTS, CANOPIES, OTHER MEMBRANE STRUCTURES, AND PORTABLE OR MOBILE KITCHENS AND OR TRAILERS USED AS SUCH

Section 3504.2.6 is amended as follows:

Section 3504.2.6 Portable fire extinguishers. Not less than one portable fire extinguisher complying with section 906 and with a minimum rating of 4A:40BC shall be provided and with ready access of 30 feet of the location where hot work is performed.

5609.1 General. Is added to read:

The sale, storage, and display of Fireworks 1.4G is subject to the authority of the fire code official, including the authority to inspect, determine the presence of fire hazards.

5609.1.1 Applicability. Is added to read:

This Section 5609 provides standards for the design and construction of buildings in which Fireworks 1.4G are to be stored, sold, or displayed. Such design and construction shall comply

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with this section and the Texas Fireworks Rules, current edition, as promulgated by the Texas State Fire Marshal.

5609.1.3 Fire Code Permit and Inspections. Is added to read:

Any structure that is erected, occupied, or moved into or within the jurisdiction is considered new construction and requires a Fire Code permit and an inspection to ensure compliance with the adopted code.

5609.2 Definitions Is added to read:

5609.2.1 Temporary Structure. Any structure that is erected, occupied, or moved into or within the jurisdiction, for a period of less than 180 days.

5609.2.2 Permanent Structure. Any structure that is erected, or moved into or within the jurisdiction, for a period of more than 180 days.

5609.2.3 Fireworks Control Area. Spaces within a building where quantities of fireworks 1.4G, not exceeding the maximum allowable quantities, are stored, dispensed, used or handled.

5609.3 Conflict between provisions. Is added to read:

If there is a conflict between the provisions of this section and the Fireworks Rules, the more stringent of the provisions shall apply.

5609.3.1 Limit of authority. Is added to read:

This section does not limit the authority of another governmental official or agency having jurisdiction under state or federal law to inspect any retail site location or storage facility to require additional fire protection measures.

In Section 5609, Subsection 5609.4 is added to read as follows:

5609.4 Requirements for all retail sales, displays, and storage sites and facilities. All Fireworks 1.4G retail sales sites, storage buildings, and control areas, including temporary storage facilities such as trailers, semi-trailers, or metal shipping containers must conform to the minimum standards of this section.

5609.4.1 Physical Address and Emergency Contact. All retail sales sites and storage facilities must have the physical address and a 24-hour emergency contact number prominently posted on the outside of each site, close to the main entrance, in numbers at least 4 inches in height and ½ inch stroke in width on a contrasting background, and visible from the street or road fronting the property.

5609.4.2 Residential Storage. Fireworks 1.4G retail storage buildings shall not be used for residential occupancies. Use of a residential building for the storage of fireworks in excess of 125 pounds of pyrotechnic material shall be considered a change in occupancy.

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5609.4.3 Maximum allowable quantity. No more than 125 pounds of pyrotechnic material may be stored and/or displayed in any control area. In the absence of documentation approved by the fire code official, 25 percent of the gross weight of the fireworks, including all packaging, will be used to determine the 125-pound limitation.

Exception:

1. The maximum allowable quantities can be increased 100 percent if the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.

2. The maximum allowable quantities may be greater than allowed by this section, subject to approval by the Fire Code Official, if the building meets all requirements for a Group H occupancy and Section 5609.4.

The aggregate quantity in use and storage shall not exceed the quantity listed for storage in the Application for Permit.

5609.4.4 Minimum separation distances. Except as specified elsewhere in this section, structures shall be located in accordance with the requirements of Table 5609.4.1.

Table 5609.4.1 Minimum Separation Distances of Fireworks 1.4G Retail Sales Buildings, including Trailers, Semi-trailers, and Metal Shipping Containers

Type of Structure	Minimum Distance
From other trailers or semi-trailers	0 ft.
From Vehicles	10 ft.
From other buildings	20 ft.
From combustibles	30 ft.
From cooking equipment of any type, or any open-flame equipment-Food Trailers, grills or BBQ- pits.	50 ft.
Motor vehicle fuel-station dispensers or Retail propane dispensing station dispensers.	100 ft.

<u>In Appendix B, subsection B105.1 amended as follows:</u>

B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration requirements for one and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be 1,000 gallons per minute for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than the flow specified in Table B105.1(2).

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Exception: The Fire Code Official is authorized to approve a reduction in required fire-flow when the building is equipped with an approved automatic fire sprinkler system. The amount of fire flow reduction permitted will be determined by the Fire Code Official.

In Appendix B, subsection B105.2 amended as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Table B105.1(2).

Exception: The Fire Code Official is authorized to approve a reduction in required fire-flow when the building is equipped with an approved automatic fire sprinkler system. The amount of fire flow reduction permitted will be determined by the Fire Code Official.

In Appendix C, subsection C102.1 revised as follows:

Section C102.1 Hydrant Spacing. Where required by Section 508.5.1 507.5.1, a minimum of one (1) hydrant within 300 feet of all portions of exterior walls (first floor), a second hydrant within 500 feet of all portions of exterior walls (first floor). This measurement is taken around the perimeter of the building and down the access road to the hydrant (MEASUREMENT NOT TAKEN AS A RADIUS).

Exception: The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provided all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building that are within the distances listed in Table C102.1.

In Appendix C, subsection C102.2 amended as follows:

Section C105.2 Installation. Fire hydrants must be installed with the center of the 4.5 inch steamer opening at least 18 inches above finished grade. The 4.5 inch opening must face the driveway or street and must be totally unobstructed to the street. Set back from the face of the hydrant to back of the curb shall be in accordance with City of Manor Standards except that on private property, set back shall be three (3) to six (6) feet to avoid vehicular damage, unless otherwise approved by the fire code official.

In Appendix D, the exception to section D103.2 is revised as follows:

Exception: Grades from 10 percent to 12 percent must have Type C asphalt surface. Grades of 13 to 15 percent must have Type C Asphalt surface with Grade 5 Chipseal. Grades steeper than 15 percent are not allowed

In Appendix D, subsection D103.3 is amended as follows:

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Section D103.3 Turning radius. Fire Apparatus access roads shall be designed with a minimum 25 foot unobstructed width, 25 foot inside turning and a 50 foot outside turning radius at turns to accommodate any operational fire department apparatus.

Exception: Radius less than 25 feet inside or 50 feet outside as approved in writing by the fire

In Appendix D, subsection D103.5 is amended as follows:

D103.5 Fire apparatus access road gates. Gates securing fire apparatus access roads shall be approved by the Fire Code Official prior to installation.

1) Gates shall be maintained in an operative condition and repaired or replaced when defective

2) When required by the Fire Code Official, defective gates shall be secured in the open position until repaired

3) Gates shall be of the swinging or sliding type.

4) Construction of gates shall be of materials that allow manual operation by one person.

5) Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

6) Methods of locking shall be submitted for approval by the fire code official.

7) Electric gate operators, where provided, shall be listed in accordance with UL 325.

8) Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200

In Appendix D, subsection D103.6 is amended as follows:

Section D103.6. Where required by the code official, fire apparatus access roads shall be marked as follows:

Where curb and guttering exists, all of fire apparatus access roads shall be painted red and be conspicuously and legibly marked with the warning "FIRE LANE – TOW AWAY ZONE" in white letters at least three inches tall, at intervals not exceeding 35 feet.

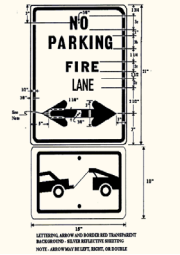
Where no curb and guttering exists, fire apparatus access roads shall be marked with permanent FIRE LANE – TOW AWAY ZONE signs at intervals not exceeding 50 feet. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one side or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

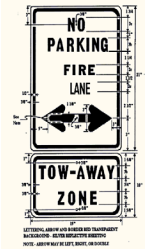
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In Appendix D, section D105.1 is revised as follows:

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided on two sides of the building, unless otherwise approved by the fire code official. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Sign Type "A" Sign Type "B"





Exception: Ribbon Striping is allowed with the approval of the fire code official.

In Appendix D, subsection D107.1 is amended as follows:

D107.1 One- or two-family dwelling residential developments. Developments of one or two-family dwellings where the number of dwelling units exceeds 30, shall be provided with two separate and approved fire apparatus access roads.

Exception:

1. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, in an approved time frame, as determined by the fire code official.

Section 49. Amendment Article 3.03 Technical and Construction Codes and Standards. Article 3.03 of the Building Regulation Ordinance is hereby amended to add Division 10 Existing Building Code as follows:

Division 10 – Existing Building Code

Sec. 3.03.600 – Existing building code adopted.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the Existing Building Code, 2021 edition, published by the International Code Council, is hereby adopted as the existing building code of the city establishing the minimum regulations governing the use and reuse of existing buildings, their alteration, repairs, and additions thereof, and for the use and reuse of historic buildings and relocated or moved buildings, and each and all of the regulations, provisions, conditions and terms of such Existing Building Code, 2021 edition, published by the International Code Council, on file in the office of

the Building Official are hereby referred to, adopted and made a part of this section as if fully set out in this section.

Sec. 3.03.601 – Existing building code amendments.

The Existing Building Code is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

Section 50. Amendment Article 3.03 Technical and Construction Codes and Standards. Article 3.03 of the Building Regulation Ordinance is hereby amended to add Division 11 International Code Council Performance for Buildings and Facilities as follows:

Division 11 – International Code Council Performance for Buildings and Facilities

Sec. 3.03.700 – International code council performance for buildings and facilities code adopted.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Code Council Performance for Buildings and Facilities, 2021 edition, published by the International Code Council, is hereby adopted as the Performance for buildings and facilities code of the city establishing the minimum regulations governing building performance levels, reliability, durability, and stability of buildings, and fire safety, mechanical, plumbing, fuel gas, and electricity performance standards and each and all of the regulations, provisions, conditions and terms of such Performance for Buildings and Facilities Code, 2021 edition, published by the International Code Council, on file in the office of the Building Official are hereby referred to, adopted and made a part of this section as if fully set out in this section.

Sec. 3.03.701 – International code council performance for buildings and facilities code amendments.

The International Code Council Performance for Buildings and Facilities Code is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

Section 51. Amendment Article 3.03 Technical and Construction Codes and Standards. Article 3.03 of the Building Regulation Ordinance is hereby amended to add Division 12, Swimming Pool and Spa Code as follows:

Division 12 – International Swimming Pool and Spa Code

Sec. 3.03.800 – International swimming pool and spa code adopted.

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That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the International Swimming Pool and Spa Code, 2021 edition, published by the International Code Council, is hereby adopted as the Swimming pool and spa code of the city establishing the minimum regulations governing barrier and deck requirements, public swimming pools and spas, aquatic recreation facilities, and permanent and portable residential swimming pools and spas, and each and all of the regulations, provisions, conditions and terms of such International Swimming Pool and Spa Code, 2021 edition, published by the International Code Council, on file in the office of the Building Official are hereby referred to, adopted and made a part of this section as if fully set out in this section.

Sec. 3.03.801 – International swimming pool and spa code amendments.

The International Swimming Pool and Spa Code is amended as follows:

Each reference to "jurisdiction" or location for insertion of name of jurisdiction shall mean the City of Manor, Texas.

Section 52. Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

Section 53. Savings Clause. All rights and remedies of the City of Manor are expressly saved as to any and all violations of the provisions of any ordinances affecting building construction, building codes, fire codes, plumbing codes, mechanical codes, electrical codes and all other codes affected hereby including permit issuance, or contractor registration within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 54. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph, or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 55. Effective Date. This ordinance shall take effect January 1, 2027, after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't Code.

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Section 56. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the ____ day of _____, 2026

ATTEST:

_____

Lluvia Almaraz, TRMC
City Secretary

CITY OF MANOR, TEXAS

_____

Dr. Christopher Harvey
Mayor

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