TOWN OF PROSPER, TEXAS **ORDINANCE NO. 2023-__**

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, REPEALING ARTICLE 3.04, "BUILDING CODE," OF THE CODE OF ORDINANCES OF THE TOWN OF PROSPER AND REPLACING IT WITH A NEW ARTICLE 3.04, "BUILDING CODE"; ADOPTING THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE, SAVE AND EXCEPT THE DELETIONS AND AMENDMENTS SET FORTH HEREIN; REGULATING THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, MAINTENANCE, REMOVAL, AND DEMOLITION OF EVERY BUILDING OR STRUCTURE OR ANY APPURTENANCES CONNECTED OR ATTACHED TO BUILDINGS OR STRUCTURES WITHIN THE TOWN OF PROSPER; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council"), has investigated and determined that it would be advantageous and beneficial to the citizens of Prosper to repeal the existing Article 3.04, "Building Code," of the Code of Ordinances and replace it with a new Article 3.04, "Building Code"; and,

WHEREAS, the Town Council has also investigated and determined that it would be advantageous and beneficial to the citizens of Prosper to adopt the 2021 Edition of the International Building Code, save and except the amendments and deletions set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

Existing Article 3.04, "Building Code," of the Code of Ordinances of the Town of Prosper Texas, is hereby repealed in its entirety and replace with a new Article 3.04, "Building Code," to read as follows:

"**ARTICLE 3.04 BUILDING CODE**

Sec. 3.04.001 Code Adopted; amendments

The International Building Code, 2021 Edition, copyrighted by the International Code Council, Inc., save and except the deletions and amendments set forth in Exhibit "A," attached hereto and incorporated herein for all purposes, is hereby adopted as the Building Code for the Town, regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure

or any appurtenances connected or attached to buildings or structures within the Town (the "2021 International Building Code"). The 2021 International Building Code is made a part of this Article as if fully set forth herein. A copy of the International Building Code, 2021 Edition, copyrighted by the International Code Council, Inc., is on file in the office of the Town Secretary of Prosper being marked and so designated as the 2021 International Building Code."

SECTION 3

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 4

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5

Any person, firm, corporation, or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed the sum of Two Thousand Dollars ($2,000.00), and each and every day such violation shall continue shall constitute a separate offense.

SECTION 6

This Ordinance shall become effective on April 1, 2023, after its adoption and publication as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 24TH DAY OF JANUARY, 2023.

_____
David F. Bristol, Mayor

ATTEST:

_____
Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

Terrence S. Welch, Town Attorney

Exhibit A
Town of Prosper Amendments to the 2021 International Building Code
The following additions, deletions, and amendments to the 2021 International Building Code are hereby approved and adopted.

Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the Building Code of the Town of Prosper, hereinafter referred to as "this code."

Section 101.4; change to read as follows:

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

Section 101.4.8; add the following:

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

Sections 103 and 103.1; amend to read as follows:

BUILDING INSPECTION DIVISION OF THE TOWN OF PROSPER

103.1 Creation of enforcement agency. The BUILDING INSPECTION DIVISION OF THE TOWN OF PROSPER is hereby created and the official in charge thereof shall be known as the Building Official.

Section 105.2 Work exempt from permit; under sub-title entitled "Building" change to read as follows:

Building:

1. Oil derricks
2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
3. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallon (18925 L) and the ratio of height to diameter or width is not greater than 2:1.
4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
5. Temporary motion picture, television and theater stage sets and scenery.
6. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18925 L) and are installed entirely above ground.
7. Swings and other playground equipment accessory to detached one- and two-family dwellings.
8. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

9. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.

Section 107.1; change to read as follows:

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Foundation plans shall be submitted with each application. Foundation plans shall be designed by an engineer licensed by the State of Texas and shall bear said engineer's seal. Structural framing plans shall be submitted with each new construction or addition application. Structural framing plans shall be designed by a registered design professional licensed by the State of Texas and shall bear said design professional's seal.

{The remaining exception remains unchanged.}

Section 109.2; change to read as follows:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the Town of Prosper Fee Schedule as adopted by the Town Council.

Section 109.4; change to read as follows:

109.4 Work commencing before permit issuance. Any person who commences any work requiring a permit on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permit(s) shall be subject to a penalty of 100% of the usual permit fee in addition to the required permit fees.

Section 109.6; change to read as follows:

109.6 Refunds. The Building Official is authorized to establish a refund policy.

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this Code.
3. The Code Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 109; add Section 109.7 to read as follows:

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

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

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

Section 110.3.1; change to read as follows:

110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job. A registered design professional, or their designated representative, shall perform a pre-pour inspection and provide the Building Official with a signed and sealed document stating that the footing and foundation has been inspected and approved. This inspection shall take place prior to requesting a footing and foundation inspection from the Building Official.

Section 110.3.2; change to read as follows:

110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab and under-floor reinforcing steel and building service equipment, conduit, piping accessories, and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor. A registered design professional, or their designated representative, shall perform a pre-pour inspection and provide the Building Official with a signed and sealed document stating that the slab and under-floor foundation has been inspected and approved. This inspection shall take place prior to requesting a concrete slab and under-floor foundation inspection from the Building Official.

Section 110.3.4; change to read as follows:

110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking, and bracing are in place and pipes, chimneys, and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes, and ducts are approved. A registered design professional, or their designated representative, shall perform a structural framing inspection and provide the Building Official with a signed and sealed document stating that the structure's framing has been inspected and approved. This inspection shall take place prior to requesting a framing inspection from the Building Official.

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

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

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

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

Section 202; add definition of Assisting Living Facilities to read as follows:

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

Section 202; amend definition of High-Rise Building to read as follows:

HIGH-RISE BUILDING. A building with an occupied floor located more than fifty-five feet (55') (16,764 mm) above the lowest level of fire department vehicle access.

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

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

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

Fire stations
Police stations with detention facilities for 5 or less

Section 307.1.1; add the following sentence to Exception 4:

4. Cleaning establishments… *{Text unchanged}* …with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

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

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

Section 403.3, Automatic Sprinkler System. Delete exception.

Section 403.3.2; change to read as follows:

[F] 403.3.2 Water supply to required fire pumps. In buildings that are more than 120 feet (36.5 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: *{No change to exception}*

Section 403.5.4; change to read as follows:

403.5.4 Smokeproof enclosures. Every required interior exit stairway serving floors more than 55 feet (55') (16,764 mm) above the lowest level of fire department vehicle access shall be a smokeproof enclosure in accordance with Sections 909.20 and 1023.11.

Section 404.10; change to read as follows:

404.10 Exit Stairways in an atrium. Where an atrium contains an exit access stairway all the following shall be met:

{Remainder Unchanged}

Section 423.5.1; change to read as follows:

423.5.1 Required occupant capacity. The required occupant capacity of the storm shelter shall include all of the buildings on the site and shall be the total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.

Exceptions:

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on the site, the storm shelter shall at a minimum accommodate the required occupant capacity for the new building.
2. Where approved by the building official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the site.
3. Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by occupant load calculation, shall be permitted to be used in the determination of the required design occupant capacity for the storm shelter.

Section 502.1; change to read as follows:

502.1 Address identification. New and existing buildings shall be provided with approved address identification as given in the Town of Prosper adopted International Fire Code.

Table 506.2; delete footnote i from table

Section 708.4.2; change to read as follows:

708.4.2 Fireblocks and draftstops in combustible construction. *{Body of text unchanged}*

Exceptions:

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

Section 718.3; change to read as follows:

718.3 Draftstopping in floors. *{Body of text unchanged}*

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

Section 718.4; change to read as follows:

718.4 Draftstopping in attics. *{Body of text unchanged}*

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

Section 903.1.1; change to read as follows:

903.1.1 Alternative protection. Alternative automatic fire- extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard or as approved by the Fire code official.

Section 903.1.2 is hereby added to read as follows:

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

Residential sprinkler systems installed in accordance with NFPA 13R shall include attic sprinkler protection to be recognized for the purposes of such trade-offs permitted by other requirements of this Code, or for modifications permitted under Chapter 5 of the International Building Code. When such trade-offs are taken, an NFPA 13 sprinkler system shall be required.

One- and two-family dwellings, mobile homes, and townhomes shall not be governed by this ordinance. Refer to Town Ordinance No. 04-98 for fire sprinkler requirements.

Section 903.1.3 is hereby added to read as follows:

Section 903.1.3 Spray booths and rooms. New and existing spray booths and spray rooms shall be protected by an approved automatic fire extinguishing system in accordance with Chapter 9.

Section 903.2; add a paragraph to read as follows and delete the Exception for telecommunications buildings:

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED", consistent with Section 511 in the International Fire Code.

Section 903.2.4.2 is amended to read as follows:

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at any one time.

Section 903.2.8; add the following exception:

Exception: R-3 occupancies with a gross square foot area of less than 5,500 HVAC space.

Section 903.2.8.5 is hereby added to read as follows:

903.2.8.5 Storage rooms. Within Group R occupancies, storage areas that are leased or rented shall comply with Section 903.2.9.5 and 903.2.9.5.1.

Section 903.2.9.3; change to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>16% alcohol) in the fire area at any one time.

Section 903.2.9.4; delete Exception to 903.2.9.4

Section 903.2.9.5 and 903.2.9.5.1 are hereby added to read as follows:

903.2.9.5 Self-service storage facility. An approved automatic sprinkler system shall be installed throughout all self-service storage facilities.

903.2.9.5.1 Vertical storage limits. A screen shall be installed at eighteen inches (18") below the level of the sprinkler heads to restrict storage above that level. This screen shall be a mesh of not less than one inch (1") nor greater than six inches (6") in size. The screen and its supports shall be installed such that all elements are at least eighteen inches (18") below any sprinkler heads, measured from the level of the sprinkler deflector.

Section 903.2.11.3; change to read as follows:

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings with a floor level having an occupant load of thirty (30) or more that is located thirty-five feet (35') (10,668 mm) or more above the lowest level of fire department vehicle access.

Exception: Open parking structures in compliance with Section 406.5.

Section 903.2.11.7; add the following:

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

Section 903.2.11.8; add the following:

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic sprinkler system and/or an approved automatic fire- extinguishing system in accordance with Chapter 9 and Section 2404 in the International Fire Code.

Section 903.2.11.9; add the following:

903.2.11.9 Buildings over 5,000 square feet. An automatic sprinkler system shall be installed throughout all commercial buildings with a building area (floor area gross) over 5,000 square feet. For the purpose of this provision, firewalls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the International Building Code, when all of the following conditions apply:

1. The structure is freestanding.
2. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms, elevators, or spaces used or occupied for anything other than motor vehicle parking.
3. The structure does not exceed three (3) stories.
4. An approved fire apparatus access road is provided around the entire perimeter of the structure.

Section 903.3.1.1.1; change to read as follows:

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

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.3.1.1.3 is hereby added to read as follows:

Section 903.3.1.1.3 Residential systems. In Group R occupancies, an NFPA fire sprinkler system installed in accordance with 903.3.1.1 shall be required where the building is designed to exceed the maximum allowable factors of Tables 504.3, 504.4, or 506.2 of the 2021 International Building Code for the occupancy classification and construction type. For the purposes of this provision, fire walls shall not define separate buildings.

Section 903.3.1.2; change to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. The floor level of the highest story is 35 feet (10668 mm) or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is 35 feet (10668 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies construction in accordance with Sections 510.2 and 510.4 shall be measured from grade plane.

Section 903.3.1.2.1 is hereby amended to read as follows:

903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping units.

Section 903.3.1.2.2; change to read as follows:

903.3.1.2.2 Corridors and balconies. Sprinkler protection shall be provided in all corridors and for all balconies.

Section 903.3.1.2.3; delete section and replace as follows:

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

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

Section 903.3.1.3; change to read as follows:

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

Section 903.3.1.4 is hereby added to read as follows:

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

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

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

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

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

903.3.1.4.3 Water-filled piping. Water-filled piping shall not be permitted to be installed in areas where the temperature is less than 40°F (4°C) unless approved by the fire code official.

Section 903.1.5 shall be added to read as follows:

Section 903.1.5 Additional installation requirements. Automatic sprinkler and standpipe systems shall be installed with the following:

1. Underground piping serving the sprinkler, standpipe, or remote FDC shall have a 10 ft. separation from all other utilities and placed in a separate trench.
2. Underground piping serving the sprinkler, standpipe, or remote FDC shall be provided with metallic detector tracer tape or wire.
3. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.

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

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

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

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.2; add second paragraph to read as follows:

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

Section 905.2; change to read as follows:

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

Section 905.2.1 is hereby added to read as follows:

Section 905.2.1 Automatic supply. Where standpipes are required, an automatic supply shall be provided for the following occupancies/buildings:

1. Buildings defined as high-rise
2. Building four or more stories
   Exception: Unattached open parking garages
3. H Occupancies
4. High-piled storage permitted occupancies
5. Hazardous materials permitted occupancies

The fire code official is authorized to require an automatic supply for occupancies/buildings not listed when the access to is limited or the hazard being protected requires such protection.

Sections 905.3.9 and 905.3.9.1 are hereby added to read as follows:

905.3.9. Building Area. In buildings exceeding 10,000 square feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 200 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

Exceptions:

1. Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14, where approved by the fire code official.
2. R-2 occupancies of four stories or less in height having no interior corridors.

905.3.9.1 Distance from fire lane. Class I standpipes shall be required in all occupancies in which the distance from a single accessible point for Fire Department ingress to any area within the structure exceeds 250 feet along the route a fire hose is laid as measured from the fire lane as a single route.

Section 905.4; change Items 1, 3, and 5, and add Item 7 to read as follows:

1. In every required 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, unless otherwise approved by the fire code official.
   Exception: {*No change}*
2. *{No change}*
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.
   Exception: Where floor areas adjacent to an exit passageway are reachable from an exit stairway hose connection by a *{remainder of text unchanged}*
4. *{No change}*
5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. *{No change}*
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

Section 905.8; change to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psi and a maximum of 40 psi air pressure with a high/low Supervisory alarm.

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

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 906.1; delete Exception 3.

Section 907.1; add Section 907.1.4 to read as follows:

907.1.4 Design Standards. All alarm systems new or replacement shall utilize addressable devices.

Riser rooms shall be equipped with an annunciator panel if the main fire alarm control panel is not located in the riser room.

Annunciator panel shall be provided at the main entrance to all single occupant buildings.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodels or expansion exceeds 50% of the building, must comply within 18 months of permit application. This exception does not prohibit the need for new fire alarm devices on an existing system to be addressable.

Section 907.2.1; change to read as follows:

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

Exception: *{No change}*

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

Section 907.2.3; change to read as follows:

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

Exceptions:

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

{No change to the remainder of exceptions.}

Section 907.2.6.4 is added to read as follows:

907.2.6.4 Group I-4. An automatic smoke detection system shall be installed in egress corridors in Group I-4 facilities. The system shall be activated in accordance with Section 907.4.

907.2.6.4.1 Manual fire alarm box. A manual fire alarm box shall be provided in a constantly attended location.

907.2.6.4.2 Occupant notification. Occupant notification shall be required as per Section 907.5.3

Section 907.2.10; change to read as follows:

907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: *{No change}*

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

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

Section 907.2.24 is hereby added to read as follows:

907.2.24 Self-service storage facilities. An approved fire alarm system shall be installed throughout all self-service storage facilities. This shall include visual, audible, heat, and smoke detection.

Section 907.4.2; add Section 907.4.2.7 to read as follows:

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

Section 907.5.2.4 is hereby added to read as follows:

907.5.2.4 Audible and Visible Alarm. Upon manually silencing an alarm the visible signal shall continue to operate while the audible alarm silences. Alarms must not be silenceable on waterflow alarms.

907.5.3 is hereby added to read as follows:

907.5.3 Occupant notification. Occupant notification in accordance with this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement, or modification of the existing fire alarm system, or as required by the fire code official, for all buildings or spaces provided with an approved automatic sprinkler system.

Section 907.6.1; add Section 907.6.1.1 to read as follows:

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

All fire alarm wire jackets shall be RED. A contrasting color stripe may be incorporated for circuit identification provided the base color of the fire alarm wire jacket is RED.

Section 907.6.3; delete all four Exceptions.

Section 907.6.3.1.1; add to read as follows:

Section 907.6.3.1.1 Graphical annunciation. Graphical annunciation of initiating devices shall be provided for large, complex floor plans where required by the fire code official or other sections of this code.

Section 907.6.3.2; add to read as follows:

907.6.3.2 Communication requirements. All alarm systems, new or replacement, shall transmit alarm, supervisory and trouble signals descriptively to the approved central station, remote supervisory station, or proprietary supervising station as defined in NFPA 72, with the correct device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

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

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

907.6.7 Waterflow Notification is hereby added to read as follows:

907.6.7 Waterflow Notification. When required by Section 903.4.2, an exterior audible and visible notification device shall be provided on the exterior of the building and shall be located above the Fire Department Connection. The notification device shall operate on a waterflow alarm only, shall be non-silenceable, and shall continue to operate after the panel is silenced on the condition the alarm was a water flow alarm only. The notification device shall be wired from the fire alarm control panel as a dedicated latching circuit. The minimum candela rating for the notification device shall be 75 (cd) candela.

Where FDC is remote the horn strobe will be located on a permanently mounted pole behind the Remote FDC. All conduit and fire alarm wiring shall be burial rated. An isolator module shall be located at each point the underground wiring runs above and below grade level.

Section 907.9 Fire Extinguishing Systems shall be added to read as follows:

907.9 Fire extinguishing systems. Automatic fire-extinguishing systems shall be connected to the building fire alarm system where a fire alarm system is required by another section of this code or is otherwise installed.

Section 907.10 is hereby added to read as follows:

907.10 Interconnection. Fire alarm systems installed in multi-building developments which share a common address shall be provided with a separate fire alarm system for each building and shall be independently monitored. Buildings shall not be permitted to be interconnected, unless required by the fire code official.

Section 907.11 is hereby added to read as follows:

907.11 Password protection prohibited. No fire alarm system shall be protected by a password or pin number that would hinder immediate silencing capabilities by the fire department.

Section 907.12 is hereby added to read as follows:

907.12 Occupant reset. Once an alarm is initiated and fire department is contacted, no person shall silence or reset an alarm prior to fire department arrival.

Section 910.2; change Exception 2 and 3 to read as follows:

910.2 Where required. Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Sections 910.2.1, 910.2.2, and 910.3.2.

2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m*S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

Section 910.2.3; add to read as follows:

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

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

   Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

   Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.3.4 is hereby changed and added to read as follows:

910.3.4 Vent Operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically. The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating of at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual-only systems per Section 910.2.

910.3.4.2 Non-sprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

Section 910.4.3.1; change to read as follows:

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m2 per 0.4719 m3/s) of smoke exhaust.

Section 910.4.4; change to read as follows:

910.4.4 Activation. The mechanical smoke removal system shall be activated automatically by the automatic sprinkler system or by an approved fire detection system. Individual manual controls shall also be provided as approved by the AHJ.

Exception: Manual only systems per Section 910.2.

Section 912.2.1; change to read as follows:

912.2.1 Visible location. Where an approved fire lane is provided on site in order to provide fire department vehicle access to a building or structure, the fire department connection shall be located such that it is adjacent thereto, along, and faces the fire lane.

When a remote FDC is provided it shall be located on the opposite side of the fire lane from the serviced building for all F, H, I, R, & S occupancies outside the collapse zone of the building and located 10 ft. adjacent to a fire hydrant along the same side of the fire lane.

Vehicle impact protection shall be provided for all remote FDC's in accordance with Section 312 of the International Fire Code.

FDCs shall be fully recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access or as otherwise approved by the fire code official.

Sections 912.2.1.1 through 912.2.1.3; add to and read as follows:

912.2.1.1 Building mounted FDCs. Building mounted FDCs shall be located on a minimum 10-foot unobstructed path and no greater than 30 feet from back of curb.

912.2.1.2 Remote FDC. Remote FDC's are required on buildings greater than 30 feet in height as measured from the lowest point of fire department access, unless otherwise approved by the fire code official. Remote FDCs shall be located on the opposite side of the fire lane from the serviced building. Remote FDCs shall be set back between 2 feet to 6 feet from the back of curb and provided with vehicle impact protection in accordance with Section 312.

Section 912.2.1.3 FDC identification. New and existing fire department connections shall be identified in accordance with the PFR-FMO Sign Specification Guide. Additionally for remote FDCs, the barrel shall be painted traffic red and provided with a 2-inch, white - 3M diamond-grade reflective tape stripe around the upper half of the barrel.

Section 912.2.3; add Section 912.2.3 to read as follows:

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 50 feet of the fire department connection as the fire hose lays along an unobstructed path.

Section 912.2.4; add Section 912.2.4 to read as follows:

Section 912.2.4 High Rise Buildings. A second redundant FDC shall be provided for all high-rise buildings, unless approved by the fire code official.

Section 912.3; change to read as follows:

912.3 Fire hose threads. AII fire department connections shall be 5- inch Storz with a 30-degree down elbow with a chained locking Knox cap.

Section 912.4 is hereby amended to add the following text to the end of the current text:

Section 912.4 Access. A minimum clear and unobstructed pathway of 10 feet shall be provided to access the fire department connection.

Section 912.4.1 is hereby amended to add the following text to the end of the current text:

Knox locking caps shall be provided and a key shall be furnished to the Fire Department for new installations.

Section 912.5; change to read as follows:

912.5 Signs. Signs shall be provided on all fire department connections serving automatic sprinklers, standpipes, or fire pump connections. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served. All signs shall comply with the PFR-FMO Sign Specification Guide.

Section 913.2.1; add Section 913.2.1.1 and exception to read as follows:

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

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

Section 916.9; change to read as follows:

916.9 Signage. Signs shall be provided adjacent to gas detection system alarm signaling devices that advice occupants of the nature of the signals and actions to take in a response to the signal. Signs shall comply with the PFR-FMO Sign Specification Guide.

Section 1009.1 is hereby amended by adding Exception 3 to read as follows:

3. Buildings regulated under State Law and built-in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and Chapter 11.

Section 1009.8 Two-way communication; add Exception #7 to read as follows:

Exceptions:
1. through 6. {No change.}
7. Buildings regulated under State Law and built-in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and Chapter 11.

Section 1010.2.5 Bolt Locks; amend exceptions 3 and 4 as follows:

Exceptions:
3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. (remainder unchanged)
4. Where a pair of doors serves a Group A, B, F, M or S occupancy (remainder unchanged)

Section 1010.2.12, Items 5 is hereby amended to read as follows:

5. {first paragraph remains unchanged}. If a building fire alarm system in not provided, approved smoke detection devices shall be provided on both access and egress sides of the door. Activation of the smoke detection devices shall automatically unlock the electric lock.

Section 1015.8 Window Openings, Paragraph Number 1 is hereby amended to read as follows:

1. Operable windows where the top of the sill of the opening is located more than 55 (16,764 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F 2006.

Section 1020.2 Construction; add new exception 6 as follows:

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

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

Section 1612.3; change to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for The Town of Prosper" as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.

Section 1809.5.1; Frost Protection at required exits; **delete this section**

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

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

Table 2902.1; add footnote g to read as follows:

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

Add Section 2902.1.4 to read as follows:

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

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

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

Section 3002.1 Hoistway Enclosure Protection required. Add exceptions as follows:

Exceptions:

1. Elevators completely located within atriums shall not require hoistway enclosure protection.
2. Elevators in open or enclosed parking garages that serve only the parking garage, shall not require hoistway enclosure protection.

Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; Delete exceptions and add two new exceptions to as follows:

Exceptions:

1. Elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.

2. Elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

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

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

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

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

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

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

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

Section 3005.7; add Section 3005.7 as follows:

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

Section 3006.2, Hoistway opening protection required; Revise text as follows:

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

End