

**AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS**

**ORDINANCE NO. 05-2019**

**AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 21, ARTICLE 21.02, DIVISION 2, BUILDING CODE, SECTIONS 21.02.051 AND 21.02.052 TO PROVIDE FOR THE ADOPTION OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION AND THE AMENDMENTS THERETO; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**SECTION 1.** That Chapter 21 of the Seagoville Code of Ordinances be, and the same is, hereby amended by adding Article 21.02, Division 2, Building Code, Sections 21.02.051 and 21.02.052 to provide for the adoption of the International Building Code, 2018 Edition, which shall read as follows:

**“ARTICLE 21.02 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS**

....

**Division 2. Building Code**

**Sec. 21.02.051 Adopted**

There is hereby adopted by the city the International Building Code, 2018 edition, including all appendix chapters, to provide standards regulating the erection, construction, enlargement, alteration, repair, moving, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the city; providing for the issuance of permits and the collection of fees thereof and the inspection of all operations by the office of the building official.

**Sec. 21.02.052 Amendments**

The sections of the 2018 International Building Code that are changed, added, or deleted are as follows:

Section 101.1; amend to read as follows:

**101.1 Title.** These regulations shall be known as the *Building Code* of the City of Seagoville, hereinafter ... {*Remainder unchanged*}

Section 101.4; amend 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 ICC Electrical Code shall mean the electrical code as adopted.

Section 101.4.8; add the following:

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.

Section 103 and 103.1; amend to insert the department name:

**SECTION 103  
SEAGOVILLE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**

**103.1 Creation of enforcement agency.** The Seagoville Community Development Department is hereby created and the official in charge thereof shall be known as the *building official*.

Section 104.2.1; delete section and replace as follows:

**Section 104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** Substantially improved or damaged building and structures are defined in Seagoville's Municipal Code Article 21.07 Flood Damage Prevention. Anything referencing IBC section 104.2.1 shall meet all requirements in the relevant portions of Flood Damage Prevention in the Municipal Code.

Section 104.10.1; delete section and replace as follows:

**Section 104.10.1 Flood hazard areas.** Flood hazard areas are defined in Seagoville's Municipal Code Article 21.07 Flood Damage Prevention. Anything referencing IBC section 104.2.1 shall meet all requirements in the relevant portions of Flood Damage Prevention in the Municipal Code.

Section 105.2; delete entire section

Section 109; add section 109.7 to read as follows:

**109.7 Reinspection fee.** A fee as established by city council resolution may be charged when:

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

Any reinspection fees assessed shall be paid before any more inspections are made on that jobsite.

Section 109; add section 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:

**109.8 Work without a permit.**

**109.8.1 Investigation.** Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

**109.8.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

**109.9 Unauthorized cover up fee.** Any work concealed without first obtaining the required inspection in violation of section 110 shall be assessed a fee as established by the city fee schedule.

Section 110.3.5 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 individuals who are rendered incapable of self-preservation by the services provided ~~or staff has accepted responsibility for care recipients already incapable.~~ This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers

- Colonic centers
- Psychiatric centers

Section 202; add the following definition:

**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.

**FIRE CODE OFFICIAL.** The Fire Marshal or his/her designated employee.

Section 202; amend each of these definitions to read as follows:

**ATRIUM.** An opening connecting ~~two~~ three or more stories ... *{Remainder unchanged}*

**HIGH-RISE BUILDING.** A building having any floor used for human occupancy located more than ~~75~~ 55 feet (~~22-860~~ 16 764 mm) above the lowest level of fire department vehicle access.

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

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

**SUPERVISING STATION.** A facility that receives signals and at which personnel are in attendance at all times to respond to these signals, shall mean a licensed fire alarm company registered by the Texas Fire Commission.

**SUPERVISORY SERVICE.** The service required to monitor performance of guard tours and the operative condition of fixed suppression systems or other systems for the protections of life and property, shall mean a licensed fire alarm company registered by the Texas Fire Commission.

Section 303.1.3 Associated with group E occupancies; add a sentence to read as follows:

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

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; add the following sentence to the end of exception 4:

4. *{Text unchanged}* See also IFC chapter 12, Dry Cleaning Plant provisions.

Section 310.3; add new subsection to read as follows:

**Section 310.3.1 Residential R-1 transient living occupancy.** No cooking appliances shall be stored or used within rental unit unless an approved fire sprinkler system is installed, approved and operational.

Section 403.1, exception 3; amend to read as follows:

3. The open air portion of a building with a Group A-5 occupancy in accordance with section 303.6.

Section 403.3, exception; delete item 2.

Section 403.3.2; amend to read as follows:

**403.3.2 Water supply to required fire pumps.** In buildings that are more than ~~420~~ 120 feet (~~128~~ 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:** *{Text unchanged}*

Section 404.5; delete exception.

Section 406.3.3.1 Carport separation; add sentence at end to read as follows:

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

Section 502.1; amend to read as follows:

**502.1 Address identification.** New and existing buildings shall be ... *{text unchanged}* ... Each character shall be a minimum of 4 6 inches (~~402~~ 152 mm) high with a minimum stroke width of ~~4/2~~ 3/4-inch (~~12.7~~ 19 mm), provided the building is within 100 feet of the road. If the building sets back greater than 100 feet each character shall not be less than 12 inches in height and not less than 1 inch in width. Apartment building numbers must be 12 inches in height with unit numbers 6 inches in height on a 20-inch by 30-inch plaque with contrasting background. Plaques shall be placed on all street frontages. Where ... *{remainder unchanged}*

Table 506.2; delete sentence from table

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

Section 506.3.1 Minimum percentage of perimeter; add sentence at end to read as follows:

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

Section 602.1.1 Minimum Requirements; add sentence at end to read as follows:

**602.1.1** *{Text unchanged}* Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls.

Section 708.4.2 Fire-blocks and draft-stops in combustible construction; amend Exception 1 to read as follows:

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 draft-stopping. ... {Remainder unchanged}

Section 718.3 Draft-stopping in floors; amend sentence in Exception to read as follows:

**Exception:** 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 Draft-stopping in attics; amend sentence in Exception to read as follows:

**Exception:** 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 901.6.1; add Section 901.6.1.1 to read as follows:

**901.6.1.1 Standpipe Testing.** Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied

to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be back-flushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There are no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*. All FDC connections shall be equipped with 5-inch Storz connectors with caps.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the *fire code official* shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

Section 903.1.1; amend to read as follows:

**903.1.1 Alternative protection.** Alternative automatic fire-extinguishing systems complying with section 904 shall be permitted ~~instead of~~ in addition to automatic sprinkler protection where recognized by the applicable standard ~~and, or as~~ approved by the fire code official.

Section 903.2; add paragraph to read as the follows:

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."

Section 903.2; delete the exception.

Section 903.2.9; add section 903.2.9.3 to read as follows:

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

Section 903.2.11; amend 903.2.11.3 as follows:

**903.2.11.3 Buildings ~~55~~ 35 feet or more in height.** An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more,~~ other than penthouses in compliance with section 1510 of the *International Building Code*, located ~~55~~ 35 feet (~~16 764~~ 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

**Exceptions:**

- ~~1.~~ Open parking structures in compliance with section 406.5 of the *International Building Code*, having no other occupancies above the subject garage.
- ~~2.~~ Occupancies in group F-2.

Section 903.2.11; add new subsections 903.2.11.7, 903.2.11.8, 903.2.11.9, and 903.2.11.10 as follows:

**903.2.11.7 High-piled combustible storage.** For any building with a clear height exceeding 12 feet (4572 mm), see IFC chapter 32 to determine if those provisions apply.

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

**903.2.11.9 Buildings 6,000 sq. ft. and larger.** An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings

that are enlarged to be 6,000 sq. ft. or larger. For the purpose of this provision, fire walls shall not define separate buildings.

**Exception:** Open parking garages in compliance with section 406.5 of the *International Building Code*.

**903.2.11.10 Vacant buildings.** An automatic sprinkler system shall be installed in all vacant buildings with a building area 6,000 square feet or larger and in any existing building that is enlarged to 6,000 square feet or larger which has lost its legal nonconforming status. For the purpose of this provision, fire walls shall not define separate buildings.

Section 903.3.1.1.1; amend 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 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. ~~In rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
5. ~~Fire service access~~ Elevator machine rooms, ~~and~~ machinery spaces, ~~and~~ hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
6. *{Delete}*

Section 903.3.1.2.3; re-name section and amend text as follows:

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

1. *{Text unchanged}*
2. *{Text unchanged}*
3. *{Delete and replace as follows:}* 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: *{Remainder unchanged}*

Section 903.3.1.3; amend to read as follows:

**903.3.1.3 NFPA 13D sprinkler systems.** Automatic sprinkler systems installed in one- and two-family dwellings, group R-3; and 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; add to read as follows:

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

**903.3.1.4.1 Attics.** Only dry-pipe, 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.

Section 903.3.5 Water supplies; 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 IFC section 507.4 for additional design requirements.

Section 903.4 Sprinkler system supervision and alarms; 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 Alarms: 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: amend 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 905.3: add Section 905.3.9 and exception to read as follows:

**905.3.9 Building exceeding 10,000 sq. ft.** In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60 960 mm) of travel, vertically or horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

**Exceptions:**

1. Automatic dry and semi-automatic dry, and manual 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.

Section 905.4 Location of class I standpipe hose connections: amend items 1 through 6 to read as follows and add item 7:

1. 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 the main floor landing between stories, unless otherwise approved by the fire code official.
2. *{Text unchanged}*
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 ~~interior~~-exit stairway hose connection by a ... *{Remainder unchanged}*

4. *{Text unchanged}*

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection shall be located to serve the roof or at the highest landing of an interior exit stairway with stair access to the roof provided in accordance with section 1011.12.
6. *{Text unchanged}*
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 905.9 Valve supervision; 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 an alarm signal at the central station upon tampering.

Section 907.1; add subsection 907.1.4 to read as follows:

**907.1.4 Design standards.** All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

**Exception:** Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 12 months of permit application.

Section 907.2.1; amend 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 ~~Group A~~ occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the group E occupancy.

**Exception:** *{Text unchanged}*

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; amend 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.

Section 907.2.3; add exception 1.1 to read as follows:

**Exceptions:**

1. *{Text unchanged}*

1.1. Residential in-home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2-1/2 or less years of age, see section 907.2.6.)

*{Text unchanged for remainder of exceptions}*

Section 907.2.12, Exception 3; amend 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 907.4.2 Manual fire alarm boxes; amend to read as follows:

*{Text unchanged}* ... sections 907.4.2.1 through 907.4.2.6.7

Section 907.4.2; add new subsection 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 907.6.1; add new subsection 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 (4) feet separation horizontal and one (1) foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired class B, provided the distance from the interface device to the initiating device is ten feet or less.

Section 907.6.3; delete all four exceptions.

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.

Section 907.6.6; add new subsection 907.6.6.3 to read as follows:

**907.6.6.3 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 910.2; amend Exception 2 and 3 to read as follows:

2. Only manual smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal are prohibited.
3. Only manual 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  $50(m*s)^{1/2}$  or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal are prohibited.

Section 910.2; add subsections 910.2.3 with exceptions to read as follows:

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

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

**Exception:** Buildings of noncombustible construction containing only noncombustible materials.

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

**Exception:** Buildings of noncombustible construction containing only noncombustible materials.

Section 910.3; add subsection 910.3.4 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 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 Nonsprinklered 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; amend to read as follows:

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

Section 912.2; add subsection 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 913.2.1; add subsection 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 feet in width and 6 feet 8 inches 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 1006.2.2; add new subsection 1006.2.2.7 as follows:

**1006.2.2.7 Electrical Rooms.** For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

Section 1009.8; add Exception 7 to read as follows:

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 1010.1.9.5 Bolt Locks; amend exceptions 3 and 4 as follows:

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 1020.1 Construction; add exception 6 to read as follows:

6. In 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 1020.6; amend to read as follows:

**1020.6 Corridor continuity.** ~~Fire-resistance-rated~~ All corridors shall be continuous from the point of entry to an *exit*, and shall not be interrupted by intervening rooms. ... *{remainder unchanged}*

Section 1029.1.1.1 Spaces under grandstands and bleachers; delete this section.

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

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

Section 1612.3; amend to read as follows:

**1612.3 Establishment of flood hazard areas.** Seagoville’s Municipal Code Article 21.07 Flood Damage Prevention defines and identifies anything relating to floods, flooding, and/or areas where flooding is most likely to occur. Anything referencing IBC section 1612.3 shall meet all requirements in the relevant portions of Flood Damage Prevention in the Municipal Code. 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 [insert jurisdiction],” dated [insert date], 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 2902.1; add a second paragraph to read as follows:

In other than Group 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; amend 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.

Section 2902.1; add new subsection 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 Handwashing lavatory.** At least one handwashing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional handwashing 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 City of Seagoville Health Department.

Section 3001.2 Emergency Elevator Communication Systems for the deaf, hard of hearing and speech impaired; delete this section.

Section 3002.1 Hoistway Enclosure Protection required; add exceptions as follows:

**Exceptions:**

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

Section 3005.4; amend as follows:

**3005.4 Machine rooms, control rooms, machinery spaces and control spaces.** Elevator machine rooms, control rooms, control spaces and machinery spaces ~~outside of but attached to a hoistway that have openings into the hoistway~~ shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. *{Remainder unchanged}*

Section 3005; add new subsections 3005.7 and 3005.8 as follows:

**3005.7 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.**

**3005.7.1 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 3005.7.2.1.

**3005.7.2**

**3005.7.2.1 Prohibited locations.** Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways. However, smoke or heat detectors shall be provided.

**3005.7.2.2 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.

**3005.7.3 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.

**3005.7.4 Shunt trip.** Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

**3005.8 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 3006.1; delete and replace as follows:

**3006.1 Access.** An approved means of access shall be provided to elevator machine rooms and overhead machinery spaces.

Section 3006.2, Hoistway opening protection required; amend as follows:

5. The building is a high rise and the elevator hoistway is more than ~~75.55~~ 75.55 feet (~~22-860~~ 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.”

Section 3006.5; add a sentence to read as follows and delete exceptions 1 and 2:

**3006.5. Machine rooms and machinery spaces:** *{Text unchanged}* ... Storage shall not be allowed within the elevator machine room. Provide approved signage at each entry door to the elevator machine room stating “Elevator Machinery - No Storage Allowed.”

Section 3109.1; amend to read as follows:

**3109.1 General.** Swimming pools shall comply with the requirements of sections 3109.2 through 3109.5, ~~and~~ other applicable sections of this code, the adopted 2018 *International Swimming Pool and Spa Code* as amended, and all applicable state laws.”

**SECTION 2.** Any person, firm or corporation violating any of the provisions of this ordinance or the provisions of the Code of Ordinances of the City of Seagoville, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Seagoville, Texas, shall be subject to a fine not to exceed the sum of Two Thousand (\$2,000.00) dollars for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 3.** That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Code of Ordinances, as amended hereby, be adjudged or held to

be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**SECTION 5.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Seagoville, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** That this ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Seagoville, Texas, this the 28<sup>th</sup> day of January, 2019.

**APPROVED:**



\_\_\_\_\_  
DENNIS K. CHILDRESS, MAYOR

**ATTEST:**

  
\_\_\_\_\_  
KANDI JACKSON, CITY SECRETARY

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
VICTORIA THOMAS, CITY ATTORNEY  
(:cdb 01/23/2019)