



## **BUILDER'S INFORMATION PACKET**

**Commercial Building Requirements:**

**Updated: 11/7/08**

**State Governmental Requirements shall be met. The following information shall be submitted.**

### **TEXAS ACCESSIBILITY STANDARDS (TAS) REVIEW**

In accordance with Vernon's Texas Civil Statutes, Title 132A, Article 9102. Architectural Barriers Section 5 (j) and (k), all construction projects with estimated construction costs exceeding \$50,000 and which are subject to the provisions of this article, shall submit proof to the Building Department that plans have been submitted to the State of Texas for Architectural Barrier review prior to issuance of the Building Permit. For submittal requirements, please contact TDLR: Website: [www.license.state.tx.us](http://www.license.state.tx.us) or Phone: (800) 803-9202

### **TEXAS DEPARTMENT OF HEALTH ABESTOS SURVEY**

An Asbestos Survey is required according to Senate Bill 509 before any renovations or demolition permits can be issued. Copies of Asbestos Survey shall be submitted to the Building Department. All abatement must be completed before permit issuance.

<http://www.tdh.state.tx.us> or Phone: 1-888-963-7111.

### **CONSTRUCTION DOCUMENT SUBMITTALS**

Three (3) copies of the complete set of construction documents are required for plan review (a fourth set of construction documents is required when any food service or potentially hazardous chemicals are involved). Construction documents must be submitted along with completed permit application form and information sheet.

All drawings and documents shall be sealed, signed, dated and designed by a State of Texas Registered Architect, Registered Engineer, Registered Interior Designer, where applicable as required by the State of Texas Engineering and Architect Practice Act. (Engineer's seal is required for slabs, truss systems and structures exceeding 5,000 square feet or a 24 foot clear span; site plans and drainage plans must be signed and sealed by an engineer licensed in the State of Texas)

The following is a general outline of drawings necessary for plan review (Building Inspections may request additional information if necessary).

- a. Site plan (provide complete parking analysis if there is a change in use).
- b. Floor plans (include the location of the project within the building for additional/alterations) and roof plan (when applicable).
- c. Exterior elevations, building sections and wall sections.
- d. Door schedules, window schedules and hardware schedules.
- e. Construction details; interior elevations and interior finish schedule.
- f. Structural plans must include; foundation plans, roof and floor framing plans, wall sections and details.
- g. Mechanical, electrical and plumbing site plans and schedules.
- h. Plumbing plans (must include riser diagram)

- i. Mechanical plan.
- j. Electrical plans (must include riser diagram.)
- k. Energy Conservation information and ComCheck Compliance Sheet.

## **FEES**

Refer to the City of Seagoville Master Fee Schedule for fees.

## **ADDITIONAL INFORMATION**

- a. Contact Fire Department for fire sprinkler requirements.
- b. Required fire assemblies (other than assemblies listed in Table 720 of the International Building Code, 2006 edition, shall be accompanied by an approved fire resistance rating and corresponding design or file number on plans and details.
- c. Drawings must be drawn to scale, dimensioned and of sufficient clarity.
- d. Permit holder is responsible for requesting and completing all required inspections.
- e. All plans submitted with a construction value over \$50,000 shall also be submitted on a Compact Disc (CD) in .pdf format.

## **PLAN REVIEW AND PERMIT PROCESSING TIME**

Generally, ten to fourteen (10-14) working days are allowed to process the permit and review the plans. Plans will be returned after the review. Stamped and written plan reviews are required to be signed for by the permit holder. Foundation plans are the only plans required to be on the job at foundation inspection.

## **APPLICATION FORM**

Fill out application completely, please include a daytime phone number where you can be reached, list all subcontractors that apply to your job. All contractors and subcontractors must be registered with the City of Seagoville.

## **LANDSCAPE PLANS**

Set of Approved Landscape Plans shall be part of the Building Plans for **new** building construction only. These plans are part of the Site Plan approval process by the Planning and Zoning Commission through the Planning Department.

## **SLAB ELEVATION**

Number of feet above sea level to top of slab is required for **ALL New** commercial construction. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage, a professional surveyor shall perform elevation adjustments. **A FEMA Certificate of Elevation will be required for construction in areas prone to flooding as designated by the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA).**

## **FIRE PROTECTION SYSTEMS**

Shall be submitted separately for permitting. Approval of building plans does not include design of fire protection systems.

## **INTERIOR FINISH /REMODEL BASIC PERMIT REQUIREMENTS**

1. Site Plan (provide complete parking analysis if there is a change in use and indicate compliance with all zoning related provisions).
2. Architectural plans (provide elevations of all building and provide a detailed description of all-exterior materials and necessary color samples, floor plan, Fixture layout plan (furniture, shelves or racks)
3. Structural Plans: Fire rated assemblies; show type and rating approval from an approved agency. Penetration sealing method; show type and rating from an approved agency Fire rated window and door; show with hardware and rating approval from an approved agency.
4. Occupancy separation walls - 5/8" type X gypsum, floor to roof deck, with all openings sealed, per table 508.3.3, 2006 International Building Code.
  - Interior non-load bearing partitions - no architectural seal required.
  - Structural - walls, floors and ceilings may require an engineer seal - all other: architectural seal.
5. Mechanical: (Show duct layout; include ductwork size, provide heat/loss calculations, fire damper or smoke damper show type and rating approval from an approved agency, provide details on cooking exhaust hoods (Type I), provide separate sheet for smoke control systems)
6. Condensate drain must terminate into sanitary sewer.
7. Restroom exhaust to outside of building.
8. Plumbing: (Show riser diagram, water supply, gas piping, DWV system; include calculations for all)
9. Minimum restroom facility requirements:
  - Shall comply with Sec. 2902 and Table 2902.1 of 2006 International Building Code.
  - If applicable, facilities shall be accessible per Chapter 11, of 2006 International Building Code, constructed in accordance with ICC/ANSI A117.1.

10. Electrical: (One line diagram, load analysis, lighting plans, and power plan, exit sign location, emergency lighting, emergency lighting)

11. Fire Protection Systems: Shall be submitted under separate cover for permitting; Approval of building plans does not include design of fire protection systems.

12. Engineer Seal (Engineer's seal is required for slabs, other than conventional slabs; engineered trusses and structures exceeding 5,000 square feet or a 24 foot clear span; site plans and drainage plans must be signed and sealed by an engineer licensed in the State of Texas)

13. Contact Building Inspection for sign permit information.

14. Electrical installation per 2005 National Electrical Code, with amendments; Plumbing installation per 2006 International Plumbing Code with amendments; Mechanical installation per 2006 International Mechanical Code with amendments.

15. Energy Conservation shall be demonstrated by submitting a ComCheck or other approved documents.

**Note: Drawings containing a label such as "not for construction" or "for pricing only" will not be accepted for permit application.**

## **INSPECTION**

Inspections typically include the following listed items and is not all inclusive. Special inspections shall be determined by the Building Official in accordance with the International Building Code, 2006 edition , Section 109 and chapter 17.

### **BUILDING:**

- |   |  |
|---|--|
| <input type="checkbox"/> <b>Brick Ties (Same as Wall Ties)</b>  | <input type="checkbox"/> <b>Fireplace/Chimney</b>        |
| <input type="checkbox"/> <b>Ceiling</b>                         | <input type="checkbox"/> <b>Patio Cover</b>              |
| <input type="checkbox"/> <b>Certificate of Occupancy</b>        | <input type="checkbox"/> <b>Piers</b>                    |
| <input type="checkbox"/> <b>Demolition</b>                      | <input type="checkbox"/> <b>Metal Lath</b>               |
| <input type="checkbox"/> <b>Energy (Third Party Inspection)</b> | <input type="checkbox"/> <b>Signs</b>                    |
| <input type="checkbox"/> <b>Foundation</b>                      | <input type="checkbox"/> <b>Sidewalk /Drive Approach</b> |
| <input type="checkbox"/> <b>Final</b>                           | <input type="checkbox"/> <b>Swimming Pool/Spa</b>        |
| <input type="checkbox"/> <b>Framing</b>                         | <input type="checkbox"/> <b>ReRoof</b>                   |
| <input type="checkbox"/> <b>Fence or Screening Wall</b>         | <input type="checkbox"/> <b>Wall</b>                     |

## **ELECTRICAL:**

- |   |  |
|---|--|
| <input type="checkbox"/> Ceiling Rough-In                         | <input type="checkbox"/> Rough Electric          |
| <input type="checkbox"/> Conditional Permanent Meter Release      | <input type="checkbox"/> Service Panel           |
| <input type="checkbox"/> Exterior Lighting (Bonding)              | <input type="checkbox"/> Signs                   |
| <input type="checkbox"/> Final                                    | <input type="checkbox"/> Reconnection Inspection |
| <input type="checkbox"/> Life Safety (GFCI, Smoke Detectors, ect) | <input type="checkbox"/> Wall Rough-In           |
| <input type="checkbox"/> Underground Electric Conduit             | <input type="checkbox"/> Meter Base              |
| <input type="checkbox"/> Swimming Pool/Spa (Bonding)              | <input type="checkbox"/> Temporary Pole          |

## **PLUMBING:**

- |  |   |
|--|---|
| <input type="checkbox"/> Backflow            | <input type="checkbox"/> Sewer Line     |
| <input type="checkbox"/> DC Backflow Device  | <input type="checkbox"/> Shower Pan     |
| <input type="checkbox"/> Final               | <input type="checkbox"/> Top Out        |
| <input type="checkbox"/> Gas Line            | <input type="checkbox"/> Water Heater   |
| <input type="checkbox"/> Grease Trap         | <input type="checkbox"/> Water Line     |
| <input type="checkbox"/> Roof Drain          | <input type="checkbox"/> Water Test     |
| <input type="checkbox"/> RPZ Backflow Device | <input type="checkbox"/> Rough Plumbing |

## **MECHANICAL:**

- |   |  |
|---|--|
| <input type="checkbox"/> Combustion Air Ventilation     | <input type="checkbox"/> Heating and Air (New) |
| <input type="checkbox"/> Condensation Waste             | <input type="checkbox"/> Rough Duct            |
| <input type="checkbox"/> Condenser Change Out           | <input type="checkbox"/> Final                 |
| <input type="checkbox"/> Furnace Blower/Coil Change Out | <input type="checkbox"/> Exhaust Duct          |

**All inspections require a 24-hour notice and shall be completely ready for inspection.**

## **Supplement to the Commercial Builders Information Packet.**

### **New Changes to the City of Seagoville Code of Ordinance, Chapter 21, Buildings and Building Regulations.**

#### **Administrative:**

a. 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 City of Seagoville Master Fee Schedule.

b. Fee refunds shall comply with the provisions in the City of Seagoville Master Fee Schedule.

c. No building, structural, plumbing, mechanical and/or electrical system regulated by the construction codes shall be installed, altered, repaired, replaced or remodeled unless a separate permit for each building or structure has first been obtained from the building official. It shall be unlawful for any person, firm or corporation who is not registered by the City as a contractor to secure permits except when a home owner makes application.. It shall be unlawful for any person to lend, rent, or transfer an permit, or permit a person without proper license or registration to do the work, or for any person to make use of any such permit which is not actually his own, and any such permit obtained or submitted under these conditions shall be null and void.

d. The issuance of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the construction codes, or of any other ordinance of the City, nor shall the issuance of a permit or approval of plans be construed as representing or warranting the safety or lack of defects of any work described therein. No permit presuming to give authority to violate or cancel the provisions of the construction codes shall be valid. The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on there under when in violation of the construction codes or of any other ordinances of the City.

e. The building official may, in writing, suspend or revoke a permit issued under the provisions of the construction codes whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation of the City.

f. All work for which a permit is required by the construction codes shall be subject to inspection by the building official. No portion of any work intended to be concealed shall be concealed until inspected and approved. Neither the

building official nor the City shall be liable for expense entailed in the removal or replacement of any material necessary to allow inspection.

g. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection is filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official. It shall be the duty of the person requesting inspections required by the construction codes to provide access to and means for proper inspection of such work.

**Construction Codes Adopted:**

- a. International Building Code, 2006 Edition w/amendments.
- b. International Residential Code, 2006 Edition w/amendments.
- c. International Fire Code, 2006 Edition w/amendments.
- d. International Mechanical Code, 2006 Edition w/amendments.
- e. International Plumbing Code, 2006 Edition w/amendments.
- f. International Property Maintenance Code, 2006 Edition w/amendments.
- g. International Energy Conservation Code, 2006 Edition w/amendments
- h. National Electrical Code, 2005 Edition w/amendments.
- i. Cross Connection and Backflow Prevention Program. (Required by TCEQ)

**Significant Changes to the International Building Code.**

**Chapter 2, DEFINITIONS**

**Section 202 Definitions; add a new definition to read as follows:**

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

**Chapter 3, USE AND OCCUPANCY CLASSIFICATION**

**Section 304.1 Business Group B; add the following to the list of occupancies:**

Fire stations  
Police stations with detention facilities for 5 or less. (CA)

**Chapter 4, SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY**

**Section 403.1 Applicability is changed to read as follows:**

The provisions of this section shall apply to buildings having any occupied floors located more than 55 feet above the lowest level of fire department vehicle access. (CA)

**Section 403.1, 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 (CA)

**406.2.7 Mixed Separation is change as follows:**

Parking garages shall be separated from other occupancies in accordance with Section 508. (CA)

**Section 406.6.1 Garages; add a second paragraph to read as follows:**

This occupancy shall include garages involved in servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such non-major repair. When the repair garage is only involved in such minor repair, it need not comply with Section 406.6.2. (CA)

**Chapter 5, GENERAL BUILDING HEIGHTS AND AREAS**

**Section 506.2.2 Open Space Limits; add a sentence to read as follows:**

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway from the street or approved fire lane must be provided. (See International Fire Code Section 503.1.1 for hose lay measurement pathway requirements.) (CA)

**Section 508.2.1 Occupancy Classification is change to read as follows:**

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

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

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

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

## Chapter 6, TYPES OF CONSTRUCTION

### **Table 602, Fire Resistance Rating Requirements for Exterior Walls based on Fire Separation Distance; footnote “b” is amended by the addition of the following sentence:**

b. For special requirements for Group U occupancies see Section 406.1.2. Group R-3 and Group U when used as accessory to Group R-3, as applicable in 101.2 shall not be required to have a fire-resistance rating where fire separation distance is 3 feet or more. Group R-2 and Group U carport, as applicable in 406.1.4, exception 4 shall be required to have a fire-resistance rating where fire separation distance is 10 feet or less. (CA)

## Chapter 7, FIRE RESITANCE RATED CONSTRUCTION

### **Section 705.11 Ducts and Air Transfer Openings; the exception is changed to read as follows:**

Exception: For other than hazardous exhaust ducts, penetrations by ducts and air transfer openings of . . . {remainder of exception unchanged}. (CA)

### **706.3.9 Single-Occupancy Fire Areas is changed to read as follows:**

**706.3.9 Fire areas.** The fire barrier or horizontal assembly, or both, separating occupancies into different fire areas shall have a fire-resistance rating of not less than that indicated in Table 706.3.9 for a single occupancy and the most restrictive value indicated in Table 706.3.9 shall apply to the entire building or portion thereof for a mixed occupancy. (CA)

## Chapter 9, FIRE PROTECTION SYSTEMS

### **Section 901.6.1.1 Standpipe Testing; add section to read as follows:**

**901.6.1.1 Standpipe Testing.** Building owners/managers must utilize a licensed fire protection contractor to test and certify standpipe systems. In addition to the testing and maintenance requirements of NFPA 25 applying to standpipe systems, the following additional requirements shall be applied to the testing that is required every 5 years:

The piping between the Fire Department Connection (FDC) and the standpipe shall be 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.

1. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the contractor 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. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.

2. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25.
3. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's. Contact the Fire Marshal for additional information.
4. Upon successful completion of standpipe test, the contractor shall place a blue tag (as per "Texas Administrative Code, Title 28. Insurance, Part I. Texas Department of Insurance, Chapter 34. State Fire Marshal, Subchapter G. Fire Sprinkler Rules, 28 TAC § 34.720. Inspection, Test and Maintenance Service (ITM) Tag") at the bottom of each standpipe riser in the building. An example of this tag is located at the end of this SOP. 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.
5. The contractor shall follow the procedures as required by "Texas Administrative Code, Title 28. Insurance, Part I. Texas Department of Insurance, Chapter 34. State Fire Marshal, Subchapter G. Fire Sprinkler Rules, 28 TAC" with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (Fire Marshal).
6. Additionally, records of the testing shall be maintained by the owner and contractor, as required by the State Rules mentioned above and NFPA 25.
7. 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.
8. Contact the Fire Marshal for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this fire fighting 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. **(CA)**

**Section 901.7 Systems out of service, is change to read as follows:**

**901.7 Systems out of service.** Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department

and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. (CA)

**Section 903.2.8.3 Self-service storage facility, is changed to read as follows:**

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

**Exception:** One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment. (CA)

**Section 903.2.10 is changed to read as follows:**

**903.2.10 All occupancies except groups R-3 and U.** An automatic sprinkler system shall be installed in the locations set forth in Sections 903.2.10.1 through 903.2.10.1.3. (CA)

**Section 903.2.10.3 is amended and sections 903.2.10.4, 903.2.10.5, and 903.2.10.6 are added to as follows:**

**903.2.10.3 Buildings more than 35 feet in height.** An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the International Building Code, that is located 35 feet (10 668mm) or more above the lowest level of fire department vehicle access.

**Exception:**

1.Open parking structures in compliance with Section 406.3. (CA)

**903.2.10.4 High-Piled Combustible Storage.** For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 23 to determine if those provisions apply. (CA)

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

**903.2.10.6 Buildings 6,000 sq.ft. and over.** An automatic sprinkler system shall be installed throughout all buildings with a building area of 6,000 sq.ft. and over. This requirement includes the following:

a.New Construction

b. Alterations and/or remodels where the construction cost is 50 percent of the estimated value of the building as listed in the current tax record or;

c. Alterations and/or remodels effecting 50 percent of the total square footage of the structure when the estimated building value cannot be determined.

For the purpose of this provision, fire walls shall not define separate buildings.

**Exceptions:**

1. Open parking garages in compliance with Section 406.3 of the International Building Code.

2. Type A-5. (CA)

**Section 903.3.1.1.1 Exempt locations is change to read as follows:**

**903.3.1.1.1 Exempt locations.** When approved by the code official, automatic sprinklers shall not be required in the following rooms or areas where such . . . {bulk of section 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.

(CA)

**Section 903.3.5 Water Supplies, has added 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 fire protection system shall be designed with a 10-psi safety factor. (CA)

**Section 903.4 Sprinkler System Monitoring and alarms has added 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. (CA)

**Section 903.4.2 Alarms has added a 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. (CA)

**Section 903.6 Spray booths and rooms, has been added to read as follows:**

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

**Section 905.2 Installation standards; is changed to read as follows:**

**905.2 Installation standards.** 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. (CA)

**Section 905.3.8: Building Area, has been added to read as follows:**

**905.3.8: 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 (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

**Exception:** Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14. (CA)

**Section 905.4 Location of Class I Standpipe Hose Connections, item #5; is changed to read as follows:**

5. Where the roof has a slope less than four units vertical in 12 units horizontal(33.3-percent slope), each standpipe shall be provided with a two-way hose connection located either . . {remainder of paragraph unchanged} . . . (CA)

**Section 905.9 Valve Supervision; has added 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. (CA)

**Section 907.1.3 Design Standards, is added to read as follows:**

**907.1.3 Design Standards.** All alarm systems new or replacement serving 20 or more alarm actuating devices shall be addressable fire detection systems. Alarm systems serving more than 40 smoke detectors or more than 100 total alarm activating devices shall be analog intelligent addressable fire detection systems.

**Exception:** Existing systems need not comply unless the total building remodel or expansion initiated after 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 18 months of permit application. (CA)

**Section 907.2.1 Group A, is change to read as follows:**

**907.2.1 Group A.** A manual fire alarm system shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy. (CA)

**Section 907.2.3 Group E, is changed to read as follows:**

**907.2.3 Group E.** A manual fire alarm system 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. (CA)

**Section 907.2.3 Group E, has changed exception #1 and added exception #1.1 to read as follows:**

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

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.) (CA)

1.1

**Section 907.2.12 High-rise Buildings, is changed to read as follows:**

**907.2.12 High-rise buildings.** Buildings having any floor used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access shall be provided with an automatic fire alarm system and an emergency voice/alarm communications system in accordance with Section 907.2.12.2. (CA)

**Section 907.2.12, exception #3; change to read as follows:**

3. Buildings with an occupancy in Group A-5 when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas. (CA)

**Section 907.4 Power Supply, has added a second paragraph to read as follows:**

Manual alarm actuating devices shall be an approved double action type. (CA)

**Section 907.6.1 Installation, is changed to read as follows:**

**907.6.1 Installation.** All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All initiating circuit conductors shall be Class "A" wired with a minimum of six feet separation between supply and return circuit conductors. IDC – Class "A" Style D; SLC - Class "A" Style 6; NAC - Class "B" Style Y. The IDC from an addressable device used to monitor the status of a suppression system may be wired Class B, Style B provided the distance from the addressable device is within 10-feet of the suppression system device. (CA)

**Section 907.8.2 High-rise Buildings is changed to read as follows:**

**907.8.2 High-rise buildings.** In buildings that have any floor located more than 55 feet (16 764 mm) above the . . . {remainder of section unchanged}. (CA)

**Section 910.1 General, has amended exception 2 to read as follows:**

2. Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, only manual smoke and heat vents shall be required within these areas. (CA)

**Section 910.2.4 Group H, was added to read as follows:**

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

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

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

Deleted: ¶

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. (CA)

**Section 910.3.2.2, Sprinklered Buildings, a second paragraph was added to read as follows:**

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. (CA)

**Section 913, Fire Pump Room, a new section was added to read as follows:**

### **SECTION 913** **FIRE PUMP ROOM**

**913.1 General.** Where provided, fire pumps shall be installed in a room designed and constructed in accordance with this section, Section 913 of the International Fire Code and NFPA 20.

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

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

## **Chapter 10, MEANS OF EGRESS**

**Section 1004.1.1 Areas Without Fixed Seating, the exception was deleted and now reads as follows:**

**1004.1.1 Areas without fixed seating.** The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1. Where an intended use is not listed in Table 1004.1.1, the building official shall establish a use based on a listed use that most nearly resembles the intended use. (CA)

**Section 1017.1 Construction, added exception #5 to read as follows:**

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

**Section 1020.1.7 Smokeproof enclosures is changed to read as follows:**

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

**Chapter 11, ACCESSIBILITY**

**Section 1101.2 Design, an exception was added to read as follows:**

**Exception:** Buildings regulated under State Law and built in accordance with State certified plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of this Chapter. (CA)

**Section 1109.2.1 Unisex toilet and bathing rooms, was changed to read as follows:**

**1109.2.1 Unisex toilet and bathing rooms.** In assembly and mercantile occupancies, an accessible unisex toilet room shall be provided where an aggregate of six or more male or female water closets are provided. In buildings of mixed occupancy, only those water closets . . . {remainder of section unchanged}. (CA)

**Chapter 12, INTERIOR ENVIRONMENT**

**Section 1210.2 Walls exception #2 was changed to read as follows:**

2. Toilet rooms that are not accessible to the public and which have not more than one water closet, provided that walls around urinals comply with the minimum surrounding material specified by Section 419.3 of the International Plumbing Code. (CA)

**Chapter 29, PLUMBING SYSTEMS**

**Section 2902.1 Minimum number of fixtures is changed to read as follows and sub sections added:**

**2902.1 Minimum number of fixtures.** Plumbing fixtures shall be provided for the type of occupancy and in the minimum number as follows:

1. Assembly Occupancies: At least one drinking fountain shall be provided at each floor level in an approved location.

**Exception:** A drinking fountain need not be provided in a drinking or dining establishment.

1. Groups A, B, F, H, I, M and S Occupancies: Buildings or portions thereof where persons are employed shall be provided with at least one water closet for each sex except as provided for in Section 2902.2.

2. Group E Occupancies: Shall be provided with fixtures as shown in Table 2902.1.

3. Group R Occupancies: Shall be provided with fixtures as shown in Table 2902.1.

It is recommended, but not required, that the minimum number of fixtures provided also comply with the number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3. (CA)