

ORDINANCE 2018-25

AN ORDINANCE OF THE CITY OF MEADOWS PLACE, TEXAS, REPEALING SUBSECTION 150.02(I) OF SECTION 150.02 OF CHAPTER 150 OF THE CODE OF ORDINANCES AND SUBSTITUTING A NEW SUBSECTION 150.02(I) OF SECTION 150.02 OF CHAPTER 150 OF THE CODE OF ORDINANCES; ADOPTING WITH AMENDMENTS THE 2015 INTERNATIONAL FIRE CODE; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the City Council of the City of Meadows Place, Texas, ("City") desires to adopt regulations for the health, safety, and general welfare of the City; and

WHEREAS, to achieve that end, the City Council has adopted the 2009 International Fire Code; and

WHEREAS, a 2015 version of the International Fire Code has been published; and

WHEREAS, the City Council finds that adopting the 2015 International Fire Code will promote the health, safety, and general welfare of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS:

Section 1. That the facts found in the preamble of this Ordinance are true and correct and incorporated herein for all purposes.

Section 2. Subsection 150.02(I) of Section 150.02 of Chapter 150 of the Code of Ordinances of the City of Meadows Place, Texas is repealed and a new Subsection 150.02(I) of Section 150.02 of Chapter 150 of the Code of Ordinances of the City of Meadows Place, Texas is added to provide as follows:

"(I) 2015 International Fire Code adopted.

- (1) The city adopts the 2015 International Fire Code, published by the International Code Council with the exception of such sections and subsections thereof as are hereinafter deleted, modified, or amended and the same are hereby adopted and incorporated herein as if the same were copied in full herein, and the provisions thereof shall be building regulations within the corporate limits of the city. Furthermore, the City adopts all appendices contained in the 2015 International Fire Code, except for Appendix A.
- (2) A copy of the 2015 International Fire Code shall be maintained by the city. If any part of this Ordinance is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance or any regulation

adopted pursuant thereto or any other ordinance or code or regulation of the city, the provision which establishes the higher standard for the promotion of health and safety shall control.

(3) *Amendments.* The 2015 International Fire Code shall be amended to read as follows:

(a) Subsection 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Meadows Place, Texas, hereinafter referred to as "this Code" or "the Code."

(b) Section 103 is deleted and a new Section 103 is added to provide as follows:

SECTION 103 AGREEMENT WITH CITY OF STAFFORD, TEXAS.

103.1 General. The City of Meadows Place, Texas, contracts with the City of Stafford, Texas, for the administration and enforcement of this Code, specifically any reference in this Code to the Fire Official shall refer to the City of Meadows Place, Texas designated Fire Official. The City of Meadows Place, Texas, hereby designates the Fire Chief at the City of Stafford, Texas, whether permanent, temporary, or interim, as the City of Meadows Place, Texas, Fire Official.

103.2 Permits, general. The City of Meadows Place, Texas, shall issue all permits under this Code.

103.3 Administration and enforcement. The City of Meadows Place, Texas, may solely or jointly administer and enforce any provision of this Code. The City may contract with any municipality, county, or other political subdivision of the state to administer and enforce this Code.

(c) Subsection 105.3.7.1 is deleted and a new Subsection 105.1 is added to provide as follows:

105.3.7.1 Applying for a permit. The application for a permit shall be made in the form prescribed by the fire code official, shall be submitted to the City of Meadows Place, Texas, along with the required application fee, which such fees shall be set by the City Council of the City of Meadows Place, Texas, in a schedule of fees and contain the following information:

a. The applicant's name, telephone number, mailing address, and street address, if different, and the signature of the applicant.

b. Proof of ownership of the premises in the form of a copy of a deed or other evidence of legal title. If the applicant is not the owner, proof in the form of a lease or affidavit, signed by the owner, that the intended use of the building or structure or intended operation to be conducted on the premises by the applicant is authorized by the owner.

- c. A statement of the intended use of the building or structure or operation to be conducted on the premises.
- d. Plans when required by the fire code official.
- e. If applicable, a completed hazardous materials application.
- f. If applicable, a completed hazardous materials management plan.
- g. If applicable, a completed hazardous materials inventory statement.
- h. Copies of insurance certificates indicating types of liability coverage and coverage limits for personal injury, including death, and property damage.
- i. The telephone number and name of the person who may be contacted by members of the public for information about the intended use of the premises.
- j. Any other information reasonably required by the fire code official for purposes of processing the application.

(4) Subsection 105.6 is hereby amended to provide as follows:

105.6 Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in sections 105.6.1 through 105.6.21.

105.6.1 Adult or child day care facility. An operational permit is required to operate an adult or child day care facility.

105.6.2 Auto repair business. An operational permit is required for operation of repair garages.

105.6.3 Carbon dioxide systems used in beverage dispensing applications. An operational permit is required for carbon dioxide systems used in beverage dispensing applications having more than 100 pounds of carbon dioxide.

105.6.4 Carnivals or fairs. An operational permit is required to conduct a carnival or a fair.

105.6.5 Compressed gases. An operational permit is required for the storage, use or handling at normal temperature and pressure (NTP) of compressed gases in excess of the amounts listed in Table 105.6.5.

Exception: Vehicles equipped for and using compressed gas as a fuel for propelling the vehicle.

Table 105.6.5

Permit Amounts for Compressed Gases

<u>Type of Gas</u>	<u>Amount (Cubic Feet at NTP)</u>
<u>Corrosive</u>	<u>200</u>
<u>Flammable (except cryogenic fluids and liquefied petroleum gases)</u>	<u>200</u>
<u>Highly toxic</u>	<u>Any amount</u>
<u>Inert and simple asphyxiant</u>	<u>6,000</u>
<u>Oxidizing (including oxygen)</u>	<u>504</u>

<u>Type of Gas</u>	<u>Amount (Cubic Feet at NTP)</u>
<u>Pyrophoric</u>	<u>Any amount</u>
<u>Toxic</u>	<u>Any amount</u>

For SI: 1 cubic foot= 0.02832m³.

105.6.6 Dry cleaning. A operational permit is required to engage in the business of dry cleaning or to change to a more hazardous cleaning solvent used in existing dry cleaning equipment.

105.6.7 Explosives. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosives, explosive materials, fireworks, pyrotechnic special effects materials, or pyrotechnic special effects within the scope of Chapter 56.

Exception: Storage in Group R-3 occupancies of smokeless propellant, black powder and small arms primers for personal use, not for resale and in accordance with section 5606.

105.6.8 Foster home. An operational permit is required to operate a foster home.

105.6.9 Fire Safety Permit. An operational permit is required to operate a business.

105.6.10 Flammable and combustible liquids. An operational permit is required:

1. To store, handle or use Class I liquids in excess of 5 gallons (19 L) in a building or in excess of ten gallons (37.9 L) outside of a building, except that a permit is not required for the following:
 - 1.1 The storage or use of Class I liquids in the fuel tank of a motor vehicle, aircraft, motorboat, mobile power plant or mobile heating plant, unless such storage, in the opinion of the fire code official, would cause an unsafe condition.
 - 1.2 The storage or use of paints, oils, varnishes or similar flammable mixtures when such liquids are stored for maintenance, painting or similar purposes for a period of not more than 30 days.
2. To store, handle, or use Class II or Class IIIA liquids in excess of 25 gallons (95 L) in a building or in excess of 60 gallons (227 L) outside a building, except for fuel oil used in connection with oil-burning equipment.

105.6.11 Gates/ barriers blocking access. An operational permit is required for the installation of or modification to a gate or barricade across a fire apparatus access road.

105.6.12 Hazardous materials. An operational permit is required to store, transport on site, dispense, use or handle hazardous materials in excess of the amounts listed in Table 105.6.12.

Table 105.6.12

Permit Amounts for Hazardous Materials

<u>Type of Material</u>	<u>Amount</u>
<u>Combustible liquids</u>	<u>See section 105.6.8</u>
<u>Corrosive materials</u>	
<u>Gases</u>	<u>See section 105.6.4</u>
<u>Liquids</u>	<u>55 gallons</u>
<u>Solids</u>	<u>1,000 pounds</u>
<u>Explosive materials</u>	<u>See section 105.6.6</u>
<u>Flammable materials</u>	
<u>Gases</u>	<u>See section 105.6.4</u>
<u>Liquids</u>	<u>See section 105.6.8</u>
<u>Solids</u>	<u>100 pounds</u>
<u>Highly toxic materials</u>	
<u>Gases</u>	<u>See section 105.6.4</u>
<u>Liquids</u>	<u>Any amount</u>
<u>Solids</u>	<u>Any amount</u>
<u>Oxidizing materials</u>	
<u>Gases</u>	<u>See section 105.6.4</u>
<u>Liquids</u>	
<u>Class 4</u>	<u>Any amount</u>
<u>Class 3</u>	<u>1 gallon ^a</u>
<u>Class 2</u>	<u>10 gallons</u>
<u>Class 1</u>	<u>55 gallons</u>
<u>Solids</u>	
<u>Class 4</u>	<u>Any amount</u>
<u>Class 3</u>	<u>10 pounds ^b</u>
<u>Class 2</u>	<u>100 pounds</u>
<u>Class 1</u>	<u>500 pounds</u>
<u>Organic peroxides</u>	
<u>Liquids</u>	
<u>Class I</u>	<u>Any amount</u>
<u>Class II</u>	<u>Any amount</u>
<u>Class III</u>	<u>1 gallon</u>
<u>Class IV</u>	<u>2 gallons</u>
<u>Class V</u>	<u>No permit required</u>
<u>Solids</u>	
<u>Class I</u>	<u>Any amount</u>
<u>Class II</u>	<u>Any amount</u>
<u>Class III</u>	<u>10 pounds</u>

<u>Type of Material</u>	<u>Amount</u>
<u>Class IV</u>	<u>20 pounds</u>
<u>Class V</u>	<u>No permit required</u>
<u>Pyrophoric materials</u>	
<u>Gases</u>	<u>Any amount</u>
<u>Liquids</u>	<u>Any amount</u>
<u>Solids</u>	<u>Any amount</u>
<u>Toxic materials</u>	
<u>Gases</u>	<u>See section 105.6.4</u>
<u>Liquids</u>	<u>10 gallons</u>
<u>Solids</u>	<u>100 pounds</u>
<u>Unstable (reactive) materials</u>	
<u>Liquids</u>	
<u>Class 4</u>	<u>Any amount</u>
<u>Class 3</u>	<u>Any amount</u>
<u>Class 2</u>	<u>5 gallons</u>
<u>Class 1</u>	<u>10 gallons</u>
<u>Solids</u>	
<u>Class 4</u>	<u>Any amount</u>
<u>Class 3</u>	<u>Any amount</u>
<u>Class 2</u>	<u>50 pounds</u>
<u>Class 1</u>	<u>100 pounds</u>
<u>Water-reactive materials</u>	
<u>Liquids</u>	
<u>Class 3</u>	<u>Any amount</u>
<u>Class 2</u>	<u>5 gallons</u>
<u>Class 1</u>	<u>55 gallons</u>
<u>Solids</u>	
<u>Class 3</u>	<u>Any amount</u>
<u>Class 2</u>	<u>50 pounds</u>
<u>Class 1</u>	<u>500 pounds</u>

For SI: 1 gallon = 3.785 L, 1 pound = 0.454 kg.

^a 20 gallons when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with section 5003.5 are provided for quantities of 20 gallons or less.

^b 200 pounds when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with section 5003.5 are provided for quantities of 200 pounds or less.

105.6.13 Health care facility. An operational permit is required to operate a health care facility, provided that state licensing or registration is required for the operation of such facility.

105.6.14 Helicopter (Public Space). An operational permit is required for the operation of a helicopter in public space.

105.6.15 High-piled storage . An operational permit is required to use a building or portion thereof as a high-piled storage area exceeding 500 square feet (46 m ²).

105.6.16 Hot work operations. An operational permit is required for the application of roof coverings with the use of an open-flame device.

105.6.17 Lumberyard/ roofing (outside stock storage). An operational permit is required for the storage or processing of lumber and or roofing facilities.

105.6.18 Paint Spray Booth. An operational permit is required to conduct a spraying or dipping operation utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24.

105.6.19 Places of assembly. An operational permit is required to operate a place of assembly.

105.6.20 Residential care facility. An operational permit is required to operate a residential care facility, provided that state licensing or registration is required for the operation of such facility.

105.6.21 Tent use. An operational permit is required to operate an air-supported temporary membrane structure, a temporary stage canopy or a tent having an area in excess of 400 square feet (37 m ²).

105.6.22 Temporary storage tanks. An operational permit is required for the use of temporary storage tanks containing flammable/combustible liquids or compressed gasses.

(5) Section 108 is hereby deleted.

(6) Subsection 109.3.5 is hereby added to provide as follows:

109.3.5 Time limit. Except as provided otherwise under chapter 38 of this code, a time limit, not to exceed 15 working days, from the date any order or notice has been issued is permitted for compliance. Dependent upon the hazard and condition created by the violation, the fire code official may limit the compliance time to fewer than 15 days. An extension of time, for a period to be determined by the fire code official, may be allowed for compliance with conditions or correction of violations provided the extension is requested in writing, to the fire code official, and justifiable cause is demonstrated. If the extension is not permitted by the fire code official, such refusal shall be in writing and shall contain the reasons for refusal.

(7) Subsection 109.4 is hereby amended to provide as follows:

109.4 Violation penalties. Persons who shall violate a provision of this chapter, this code or any amendment thereto or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, of a permit or certificate issued under provisions of this code or of a decision of the construction board of adjustments and appeals, shall be guilty of a misdemeanor, and upon conviction thereof, or the owner of the building or premises or part thereof where anything in violation of this chapter shall be permitted to exist, or any person, contractor, agency or corporation employed in connection therewith, or any driver, owner or operator of any material, vehicle, tank, trailer or piece of equipment who may have assisted in the commission of such violation, shall be subject to a fine as set forth in section 1-12. Each day that a violation continues or each occurrence of any violation shall be deemed a separate offense

(8) Subsection 110.5 is hereby added to provide as follows:

110.5 Occupancy overloading. Notwithstanding any other provisions of this code or the technical codes therein adopted and amended, whenever the fire code official shall deem that a dangerous or unlawful number of persons are accumulated in any building or premises, or on any property or in any area of a building, premises or property, the fire code official shall immediately notify the owner or the person in control of the building, premises or property to have the condition corrected immediately. If the condition is not immediately corrected, the fire code official shall order the building, premises or property or area closed and all occupants to be vacated until such condition is corrected.

(9) Subsection 111.4 is hereby amended to provide as follows:

111.4 Failure to comply . It shall be unlawful for any person to continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition.

(10) Subsection 111.5 is hereby added to provide as follows :

111.5 Condemnation tags. The fire code official may affix a condemnation tag prohibiting the use of any equipment, operation or procedure which he determines to be unsafe or defective or which creates a fire hazard. When affixed, such tag may be removed only by the fire code official and may be removed only when the hazard to which the order pertains has been corrected in an approved manner. Until removed, that item or device, operation or procedure, which has caused the hazard, shall not be used or permitted to be used. It shall be unlawful to remove such condemnation tag without the required authorization.

(11) The definition of Foster Care Facilities in section 202 is hereby deleted.

(12) The definition of Institutional Group I-2 in section 202 is hereby amended to provide as follows:

Institutional Group I-2 . Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are not capable of self-preservation. This group shall include, but is not limited to, the following:

Detoxification facilities.

Hospitals.

Nursing homes.

Psychiatric hospitals.

Occupancy Conditions . Buildings of Group I-2 shall be classified as one of the following occupancy conditions:

Condition 1 . This occupancy condition shall include facilities that provide nursing and medical care, but do not provide emergency care, surgery, obstetrics, or in-patient stabilization units for psychiatric or detoxification treatment, including, but not limited to, nursing homes.

Condition 2 . This occupancy condition shall include facilities that provide nursing and medical care and could provide emergency care, surgery, obstetrics, or in-patient stabilization units for psychiatric or detoxification treatment, including, but not limited to, hospitals.

Five or fewer persons receiving medical care . A facility with five or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the International Residential Code, provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section P2904 of the International Residential Code.

(13) Section 202 is hereby amended by adding the following definitions:

SECTION 202 GENERAL DEFINITIONS

Foster home . A residential dwelling licensed by the state, including, but not limited to, a foster home, as such term is defined by V.T.C.A., Health and Safety Code § 42.002, in which custodial care is provided for six or less children under the age of 18.

Health care facility . A facility, not including a Residential Group R facility, that provides inpatient medical care or medical treatment to persons who are not capable of self-preservation without physical assistance or in which the liberty of the occupants is restricted.

Residential care facility . A Residential Group R facility in which medical care, including, but not limited to, assisted living facility services, as such services are described in the definition of "assisted living facility" by V.T.C.A., Health and Safety Code § 247.002, are provided to one or more persons who are unrelated to the proprietor of the establishment.

(14) Subsection 315.7 is hereby added to provide as follows:

315.7 Transportation of combustible waste and refuse. Vehicles or conveyances used to transport combustible waste or refuse over public thoroughfares shall have all cargo spaces tightly covered and so maintained as to ensure against ignition from external fire sources.

(15) Subsections 401.3 is hereby amended as follows:

401.3 Emergency responder notification . Notification of emergency responders shall be in accordance with sections 401.3.1 through 401.3.4.

(16) Subsection 401.3.4 is hereby added to provide as follows:

401.3.4 Other hazardous events. Any person, upon discovering or being apprised of any leak, spill, dumping or other condition which involves an uncontrolled hazardous gas leak, hazardous material, or flammable or combustible liquid which he believes or has reason to believe has been heretofore unreported to the fire department, shall immediately notify the fire department.

(17) Subsection 503.1 is hereby amended to provide as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with sections 503.1.1 through 503.1.3 and with Appendix D.

(18) Subsection 503.2.4 is hereby amended to provide as follows:

503.2.4 Turning radius. The minimum inside turning radius shall be 25 feet with a minimum outside turning radius of 50 feet.

(19) Subsection 503.2.7 is hereby amended to provide as follows:

503.2.7 Grade . The grade of the fire apparatus access road shall not exceed ten percent.

Exception: The grade of the fire access road may exceed ten percent with the approval of the fire code official based on the fire departments apparatus.

(20) Subsection 503.2.8 is hereby amended to provide as follows:

503.2.8 Angles of approach and departure . Angles of approach and departure for fire apparatus access roads shall not exceed eight degrees.

(21) Subsection 503.3 is hereby amended to provide as follows:

503.3 Marking . Where required by the fire code official, approved signs or other approved notices or markings shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs, notices or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. The owner, manager, or person in charge of any new or existing building or property for which fire lanes have been approved or required by the fire code official shall mark and maintain said fire lanes as provided in this subsection. It is unlawful for any person to occupy, continue to occupy, or make use of any building until the requirements for fire lane markings applicable to the real property where the building is located have been met.

503.3.1 Curb marking . All curbs and curb ends shall be painted red with white lettering at least four inches high with at least one half-inch stroke, stating "FIRE LANE NO PARKING TOW-AWAY ZONE". Wording shall not be spaced more than twenty feet (20') increments along the entire length of the fire lane showing the exact boundary of the fire lane. The text painted on the surface should have about twelve inches (12") of separation between each statement, "FIRE LANE" "NO PARKING" "TOW-AWAY ZONE" with about a twenty- foot separation before repeating the statement.

503.3.2 Continuous curb unavailable . In areas where fire lanes are required but no continuous curb is available, one of the following methods shall be used, in conjunction with curb markings where possible, to indicate that the fire lane is continuous:

503.3.2.1 Signs . Signs that comply with Appendix D section D103.6 shall be mounted conspicuously along the edge of the fire lane, spaced no more than 25 feet apart, and shall have lettering at least two inches high with three-eighths inch stroke.

503.3.2.2 Stripes . From the point the fire lane begins to the point the fire lane ends, there shall be painted one continuous red stripe having a minimum width of at least six inches. Fire lanes shall be stenciled every 20 feet apart, stating "FIRE LANE NO PARKING TOW-AWAY ZONE". Wording shall not be spaced more than twenty feet (20') increments along the entire length of the fire lane showing the exact boundary of the fire lane. The text painted on the surface should have about twelve inches (12") of separation between each statement, "FIRE LANE" "NO PARKING" "TOW-AWAY ZONE" with about a twenty- foot separation before repeating the statement. Fire lanes shall be so marked in accordance with Appendix D sections D103.6.1 and D103.6.2.

503.3.2.3 Exempt locations . The fire code official is authorized to exempt the driving surface behind parking stalls and driving aisles from the requirement for markings and stripes.

(22) Subsection 503.6 is hereby amended to provide as follows:

503.6 Security gates. The fire code official must approve the placement of any barriers, gates and blocking devices, and all other controlled vehicular access devices or systems, located at the entrances to streets, fire lanes, parking lots, access roads and driveways. Such approval will be granted whenever, in his opinion, such barriers meet the requirements of this chapter and do not cause an unreasonable threat to the health, safety and welfare of persons or property.

503.6.1 Whenever access to any public or private street, fire lane or other way allowing for vehicular access has barriers, gates, blocking devices or other controlled vehicular access devices or systems which make it difficult for fire apparatus, police patrol vehicles, ambulances and similar emergency type vehicles to pass, and where immediate access is necessary for lifesaving, firefighting or police purposes, application for and issuance of a permit by the fire code official must be obtained before installing, erecting, altering or maintaining such controlled vehicular access devices or systems.

503.6.2 The installation, construction, erection and maintenance of controlled vehicular access devices or systems requiring a permit as set forth in this section shall, at a minimum, meet the following criteria:

1. Barriers across streets shall have a minimum unobstructed width of not less than 20 feet when opened.
2. Electric barriers shall have an approved key lock box or some other type of system allowing access by the city fire and rescue services department installed in an accessible approved location. The key box or other system shall contain keys, codes or devices to gain access through the barrier.
3. Electric barriers shall have an approved key switch installed that will override the access controller.
4. Electric barriers shall have an emergency power backup or a manual disconnect.
5. A padlock may be installed on all gates or barriers not equipped with automatic gate openers provided such padlock is approved by the fire code official.

503.6.3 The controlled vehicular access device or system must be properly installed, erected and maintained. The city reserves the right to remove any controlled vehicular access device or system whenever such removal is immediately necessary to preserve the health, safety and welfare of the general public and regardless of whether such device or system is permitted. In the event of removal, the city shall not be held liable for any resulting damage or destruction.

(23) Subsection 507.1 is hereby amended to provide as follows:

507.1 Required water supply. An approved public water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

(24) Section 510 is hereby deleted.

(25) Subsection 609.2 is hereby amended to provide as follows:

609.2 Where required. Type I hoods shall be installed where cooking appliances produce grease vapors. In addition, the following specified locations shall require a Type I hood:

1. Group E and I occupancies where commercial cooking appliances are used for any purpose.
2. Group A occupancies, with an occupant load over 49 persons, where commercial cooking appliances are used for any purpose.

Exception:

1. A Type I hood shall not be required for an electric cooking appliance where an approved testing agency provides documentation that the appliance effluent contains five mg/m³ or less of grease when tested at an exhaust flow rate of 500 cfm (0.236 m³/s) in accordance with UL 710B.
2. A Type I hood shall not be required where domestic or residential cooking appliances are installed and not used for commercial purposes.

(26) Subsection 903.2 is hereby amended to provide as follows:

903.2 Where required. Approved automatic sprinkler systems shall be provided in new nonresidential buildings with a total area of 7,500 square feet or more and in new buildings and structures where provided by this code.

1. All commercial and multi-family dwellings over 7,500 square feet shall have an automatic sprinkler system provided.

2. All existing structures over 7,500 square feet to have an automatic sprinkler system installed throughout the entire structure when a building permit and or a demo permit application is submitted for remodel/ renovated.
3. All commercial occupancies to have a monitored fire alarm system regardless of need for sprinkler system.
4. All Group I occupancy structures shall have a monitored fire protection system provided.

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than one-hour fire-resistance-rated walls and two-hour fire-resistance-rated floor/ceiling assemblies.
2. Water and wastewater treatment facilities constructed exclusively of non-combustible materials with an occupant load not exceeding 50 persons, but not including areas of such facilities containing uses which are classified as Group H occupancy.

(27) Subsection 903.2.1.1 is hereby amended to provide as follows:

903.2.1.1 Group A-1 . An automatic sprinkler system shall be provided for fire areas containing Group A-1 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 7,500 square feet (696 m²);
2. The fire area has an occupant load of 300 or more;
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies; or
4. The fire area contains a multi-theater complex.

(28) Subsection 903.2.1.3 is hereby amended to provide as follows:

903.2.1.3 Group A-3 . An automatic sprinkler system shall be provided for fire areas containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 7,500 square feet (696 m²);
2. The fire area has an occupant load of 300 or more; or

3. The fire area is located on a floor other than the level of exit discharge serving such occupancies.

(29) Subsection 903.2.1.4 is hereby amended to provide as follows:

903.2.1.4 Group A-4 . An automatic sprinkler system shall be provided for fire areas containing Group A-4 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 7,500 square feet (696 m²);
2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

(30) Subsection 903.2.3 is hereby amended to provide as follows:

903.2.3 Group E . An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 7,500 square feet (696 m²) in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception : An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level and the total building area is 7,500 square feet or less.

(31) Subsection 903.2.4 is hereby amended to provide as follows:

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

1. A Group F-1 fire area exceeds 7,500 square feet (696 m²);
2. A Group F-1 fire area is located more than three stories above grade plane;
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 7,500 square feet (696 m²); or
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

(32) Subsection 903.2.6 is hereby amended by deleting the second exception thereof and substituting therefor a new exception to provide as follows:

Exceptions:

2. An automatic sprinkler system is not required where: Group I-4 day care facilities are at the level of exit discharge, every room in which care is provided has at least one exterior exit door, and the total building area is less than 7,500 square feet (696 m²).

(33) Subsection 903.2.7 is hereby amended to provide as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 7,500 square feet (696 m²);
2. A Group M fire area is located more than three stories above grade plane;
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 7,500 square feet (696 m²); or
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

(34) Subsection 903.2.8 is hereby amended to provide as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area, including attached balconies, patios, porches, breezeways, carports, and porte-cochères, regardless of fire separation. In addition, an automatic sprinkler system installed in accordance with section 903.3.1.3 shall be provided throughout all townhouses.

(35) Subsection 903.2.9 is hereby amended to provide as follows:

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

1. A Group S-1 fire area exceeds 7,500 square feet (696 m²);
2. A Group S-1 fire area is located more than three stories above grade plane;
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 7,500 square feet (696 m²);
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²); or
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

(36) Subsection 903.2.9.1 is hereby amended to provide as follows:

903.2.9.1 Repair garages . An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with section 406.8 of the International Building Code, where one of the following conditions exists:

1. A building has two or more stories above grade plane, including a basement, with a fire area containing a repair garage exceeding 7,500 square feet (696 m²);
2. A building of not more than one story above grade plane, with a fire area containing a repair garage exceeding 7,500 square feet (696 m²);
3. A building with repair garages servicing vehicles parked in basements; or
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).

(37) Subsection 903.2.10 is hereby amended to provide as follows:

903.2.10 Group S-2 enclosed parking garages . An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with section 406.6 of the International Building Code where either of the following conditions exist:

1. Where the fire area of the enclosed parking garage exceeds 7,500 square feet (696 m²); or
2. Where the enclosed parking garage is located beneath other groups.
Exception : Enclosed parking garages located beneath Group R-3 occupancies.

(38) Subsection 903.3.7 is hereby added to provide as follows:

903.3.7 Fire department connections. Fire department connections for automatic sprinkler systems shall be installed in accordance with section 912. A fire hydrant shall be located within 300 feet of the fire department connection measured along an approved fire apparatus access road. The fire department connection shall have a five-inch Storz connection.

(39) Subsection 905.8 is hereby added to provide as follows:

905.8 Dry standpipes . Dry standpipes are prohibited unless approved by the fire code official. The fire code official is authorized to approve dry standpipes where access to a portion of a single story building at grade level is limited by the location on property, topography, waterways, nonnegotiable grades or other similar conditions and the dry standpipe hose connections are to be installed on the exterior only and at grade level adjacent to an access door.

(40) Subsection 907.5.3 is hereby added to provide as follows:

907.5.3 Evacuation. Upon activation of a fire alarm notification system, all occupants of the structure for which such activation occurred shall evacuate and shall remain outside the structure until the fire department has determined that no fire or danger exists.

(41) Subsection 912.2.3 is hereby added to provide as follows:

912.2.3 Remote locations. Where fire department connections are located in fire vaults or where one fire department connection serves multiple buildings, the fire department connection shall be provided with a sign indicating the address to the building or buildings to which such connection serves. The sign shall have the address numbers at least six inches in height and the street name in letters at least two inches in height. All such signs shall be subject to the approval of the fire code official.

(42) Subsection 912.3.1 is hereby added to provide as follows:

912.3.1 Locking fire department connection caps. A fire department connection shall have a five-inch Storz connection and shall include an approved locking cap as specified by the fire code official.

(43) Subsection 5601.1 is hereby amended to provide as follows:

5601.1 Scope . The provisions of this chapter shall govern the possession, manufacture, storage, handling, sale and use of explosives, explosive materials, fireworks and small arms ammunition.

Exceptions:

1. The Armed Forces of the United States, Coast Guard or National Guard while performing official duties.
2. Explosives in forms prescribed by the official United States Pharmacopoeia.
3. The possession, storage and use of small arms ammunition when packaged in accordance with DOT packaging requirements.
4. The possession, storage, and use of not more than one pound (0.454 kg) of commercially manufactured sporting black powder, 20 pounds (nine kg) of smokeless powder and 10,000 small arms primers for hand loading of small arms ammunition for personal consumption.
5. The use of explosive materials by federal, state and local regulatory, law enforcement and fire agencies acting in their official capacities.
6. Special industrial explosive devices which, in the aggregate, contain less than 50 pounds (23 kg) of explosive materials.
7. The use of fireworks by a railroad employee or other transportation agency employee for signal purposes or illumination.

8. The sale or use of blank cartridges for a show, the theater, or for signal or ceremonial purposes in athletics or sports.
9. The possession, storage and use of blank industrial-power load cartridges when packaged in accordance with DOT packaging regulations.
10. Transportation in accordance with DOT 49 CFR Parts 100—185.
11. Items preempted by federal regulations.

(44) Subsection 5601.1.3 is hereby amended to provide as follows:

5601.1.3 Fireworks . The possession, manufacture, storage, sale, transportation, handling, and use of fireworks within the city and within the area immediately adjacent and contiguous to the city limits and extending 5,000 feet outside such city limits, provided that such area is not located within the territory of any other incorporated city, town, or village, are prohibited.

5601.1.3.1 Aiding minors . It shall be unlawful for any parent or guardian of a minor child below the age of ten to permit or allow such minor child to possess, manufacture, store, sell, transport, handle, or use fireworks in violation of this code.

5601.1.3.3 Nuisance declaration . The possession, manufacture, storage, sale, transportation, handling, or use of any fireworks within the city and within the area immediately adjacent and contiguous to the city limits and extending five thousand (5,000) feet outside such city limits in violation of this code, is hereby declared to be a public nuisance. Except as provided in this subsection 5601.1.3, the fire official is directed and required to seize and cause to be safely destroyed any open packages of fireworks found in violation of this code, and any authorized member of the fire department or any police officer of the city or any other duly constituted peace officer is empowered to stop the transportation of and detain any fireworks being transported illegally or to close any building where any fireworks are being stored illegally until the fire official can be notified in order that such fireworks may be seized and destroyed in accordance with the terms of this section.

Exceptions :

1. The storage and use of fireworks for fireworks displays as permitted in section 5608.
2. The transportation of Fireworks 1.4G by motor vehicles that meet federal, state, and city requirements for transporting Fireworks 1.4G is allowed, provided that such vehicles shall be equipped with at least one ten-pound fire extinguisher capable of extinguishing Type B fires, as defined by the National Fire Protection Association. A motor vehicle used for the transportation of fireworks shall display signs on both sides of such vehicle reading, "Fireworks." The sign shall consist

of a white background and red letters at least six inches in height with a minimum width of three-fourths of an inch.

Affirmative defense : It shall be an affirmative defense to prosecution for possession of fireworks that a person was operating or was a passenger in a motor vehicle that was being operated in a public place, and the fireworks were not in the passenger area of the motor vehicle. For the purposes of this section, the "passenger area" of a motor vehicle means the area of the motor vehicle designed for the seating of the operator and the passengers of the vehicle. The term does not include:

1. A locked glove compartment or similar locked storage area;
2. The trunk of a vehicle; or
3. The area behind the last upright seat of a vehicle that does not have a trunk.

(45) Subsection 5601.4 is hereby amended to provide as follows:

5601.4 Qualifications . Before a permit is issued, as required by section 5601.2, for magazines, blasting, fireworks display or pyrotechnic special effect operations, the applicant shall submit proof that such applicant has met state licensing and permit requirements. The names of the experienced operators shall be designated on the permit issued.

(46) Section 5608.2 is hereby amended to provide as follows:

5608.2 Permit application . Prior to issuing permits for a fireworks display, plans for the display, plans for the fireworks inspections of the display site and demonstrations of the display operations shall be approved. An applicant for a fireworks display permit shall first make written application for a permit at least ten days in advance of the date of the proposed display. A plan establishing procedures to follow and actions to be taken in the event that a shell fails to ignite in, or discharge from, a mortar or fails to function over the fallout area or other malfunctions shall be provided to the fire code official. A permit shall be issued for a period of time not to exceed 24 hours. No permit shall authorize more than two displays in each 24-hour period. The transfer of a permit issued pursuant to this section is prohibited.

(47) Subsection 5608.3.1 are hereby added to provide as follows:

5608.3.1 Firefighters to be present during display . Not less than two city firefighters shall be in attendance during each fireworks display. The expense of such firefighters shall be paid in advance at the time of the application for the permit. The firefighters shall be subject to the fire code official's orders at all times when so employed and shall be in uniform and remain on duty during the times so deemed by the fire code official.

(48) Section 5608.5 is hereby amended to provide as follows:

5608.5 Storage of fireworks at display site . Materials to be used for a permitted fireworks display shall be brought in to the city on the day of the fireworks display. Such materials shall be taken immediately to the display site for further handling and storage. The storage of fireworks at the display site shall comply with the requirements of this section and NFPA 1123 or NFPA 1126.

(49) Table C.102.1 of Appendix C is hereby amended to provide as follows:

Table C.102.1

Number and Distribution of Fire Hydrants

<u>Fire-Flow Requirements (gpm)</u>	<u>Minimum Number of Hydrants</u>	<u>Average Spacing Between Hydrants</u> <u>a, b, c (feet)</u>	
		<u>Commercial</u>	<u>Residential</u>
<u>1,750 or less</u>	<u>1</u>	<u>300</u>	<u>500</u>
<u>2,000—2,250</u>	<u>2</u>	<u>300</u>	<u>500</u>
<u>2,500</u>	<u>3</u>	<u>300</u>	<u>500</u>
<u>3,000</u>	<u>3</u>	<u>300</u>	<u>500</u>
<u>3,500—4,000</u>	<u>4</u>	<u>300</u>	<u>500</u>
<u>4,500—5,000</u>	<u>5</u>	<u>300</u>	<u>500</u>
<u>5,500</u>	<u>6</u>	<u>300</u>	<u>500</u>
<u>6,000</u>	<u>6</u>	<u>300</u>	<u>500</u>
<u>6,500—7,000</u>	<u>7</u>	<u>300</u>	<u>500</u>
<u>7,500 or more</u>	<u>8 or more^e</u>	<u>300</u>	<u>500</u>

For SI: one foot = 304.8 mm, one gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

- b. Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrants spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.

(50) Subsection D103.3 of Appendix D is hereby amended to provide as follows:

D103.3 Turning radius. The minimum inside turning radius shall be 25 feet with a minimum outside turning radius of 50 feet.

(51) Subsection 0104.3 of Appendix D is hereby amended to provide as follows:

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Exception: The fire code official is authorized to approve a reduced distance between fire apparatus accesses where topography would prevent meeting the distance requirement and where the reduction will not pose a threat to public safety."

Section 3. A copy of the 2015 International Fire Code shall be maintained by the City. If a provision of said code is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance or any regulation adopted pursuant thereto or any other ordinance or code or regulation of the City, the provision which establishes the higher standard for the promotion of health and safety shall control.

Section 4. *Penalty.* Any person who violates or causes, allows, or permits another to violate any provision of this ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed five hundred dollars (\$500.00). If such rule, ordinance, or police regulation governs fire safety, zoning, or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not exceed two thousand dollars (\$2,000.00). If such rule, ordinance, or police regulation governs the dumping of refuse,

the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

Section 5. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Meadows Place, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. *Repeal.* All ordinances or parts thereof in conflict with this Ordinance are repealed to the extent of such conflict.

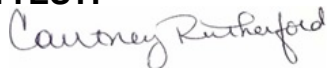
Section 7. *Effective date.* This Ordinance shall become effective when published as required by law.

PASSED, APPROVED, and ADOPTED this the 25th day of October, 2018.



Charles D. Jessup, IV, Mayor

ATTEST:



Courtney Rutherford, City Secretary

