

ORDINANCE NO. 2016-3-11

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2015-3-8 and Ordinance No. 2013-10-24, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; and adopting the 2015 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on October 28, 2013, by Ordinance No. 2013-10-24, the City Council of the City of Plano established a Building Code and provided regulations thereunder, and such Ordinances were codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on March 17, 2015, by Ordinance No. 2015-3-8, the City Council of the City of Plano amended Ordinance 2013-10-24 to reflect changes to the International Building Code to align with the International Fire Code.

WHEREAS, on October 20, 2015 the Building Standards Commission held a public hearing to discuss the adoption of the 2015 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2015 Edition of the International Building Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Building Code of the City.

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

Section I. Ordinance No. 2013-10-24 duly passed and approved by the City Council of the City of Plano on October 28, 2013 and Ordinance No. 2015-3-8 duly passed and approved by the City Council of the City of Plano, on March, 17, 2015, are hereby repealed in their entirety.

Section II. A new Article II, Building Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

“ARTICLE II. BUILDING CODE

DIVISION 1. GENERALLY

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Section 6-16. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section 6-17. Adopted.

The 2015 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Building Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2015 Edition of the International Building Code is on file in the office of the City Secretary.

Sections 6-20 through 6-36. Reserved.

DIVISION 2. AMENDMENTS

Section 6-37. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Building Code adopted herein are hereby approved and adopted:

Section 101.4; *change to read as follows:*

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

Section 101.4.8; *add the following:*

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

Section 103 and 103.1; *amend to insert the Department Name:*

City of Plano Building Inspections

103.1 Creation of enforcement agency. The City of Plano Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

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Section [A] 104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas; is deleted in its entirety.

Section 104.10.1 Flood hazard areas; is deleted in its entirety.

Section 105.1.1 Annual Permits; is deleted in its entirety.

Section 105.1.1; is created to read as follows:

105.1.1 Toilet Facilities. At least one permanent or temporary toilet facility shall be maintained at every site where a building permit has been issued, as long as a building permit is active for the project.

Permanent toilet facility is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room that conforms to the Plumbing Code and is continuously available to all workers involved in a construction project.

Temporary toilet facility is defined as a portable, fully enclosed, chemically sanitized toilet, which is serviced and cleaned at least once each week.

A Stop Work Order may be issued for any project not in compliance with this section.

Section 105.2 Work exempt from permit; is amended by the deletion and addition of the following:

2. *Item is deleted in its entirety.*

6. Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade, and not over any basement or story below, and that are not part of an accessible route and not in the city right-of-way.

Section 105.3 Application for permit; add the following:

8. Be issued to a registered contractor.

General: To obtain a permit, the applicant shall be registered as a contractor. Contractor may register by making application on forms provided by the Building Official.

Exception:

1. Homeowners may obtain permits for their private residence without being registered, however a contractor working under the homeowner's permit must meet state requirements for license registration.
2. Contractors exempt from local registration fees must show proof of state license.

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Revocation/Suspension: A contractor's registration may be suspended for the following causes:

1. The contractor fails to finalize permits by obtaining the required approved inspections.
2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.
3. Expiration, suspension or revocation of required license, or insurance.

Section 105.3.1 Action on application; *is amended by the addition of the following paragraph:*

A demolition permit may be withheld for any building or structure within the Plano Historic Building and Site Survey as designated in the Preservation Plan for a period not exceeding thirty (30) days pending review by the Heritage Commission.

Section 105.8; *is added:*

105.8. Withdrawn Permits. Permits may be withdrawn by the applicant if no work has commenced on the project. Permit fees exceeding \$100.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire protection plan review deposits.

1. Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a permit to complete the work, or when work has started unless an inspection has been made and the Building Official has determined that the existing work has created no violation of any code or ordinance.
2. Expired permits may be withdrawn if determined by the Building Official that no work has commenced.
3. Withdrawn permits with fees of less than fifty (\$50) dollars are nonrefundable.

Section 107.3.1. Approval of construction documents; *amended to read as follows:*

When the building official issues a permit, the construction documents shall be approved, in writing, or by a stamp which states, "APPROVED AND APPROVED AS NOTED BY THE BUILDING OFFICIAL" *{the remainder of the section is unchanged}*

Section 109; *add Section 109.7 to read as follows:*

109.7 Re-inspection Fee. A reinspection fee may be charged and may include:

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 job site available to the inspector;

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4. The building is locked or work otherwise not available for inspection when called;
5. The job site is red-tagged twice for the same item;
6. The original red tag has been removed from the job site.
7. Failure to maintain erosion control, trash control or tree protection.

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

Section 109; *add Sections 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 113 Board of Appeal; *change Section title to "Building Standards Commission," and all references to "board" or "board of appeals" shall be replaced by "commission," and "building standards commission," as applicable.*

Section 115.4 Construction debris; *add paragraph:*

a. Whenever work is being done that is authorized by a permit, and construction debris from that work is not confined to a container or to a site on the property approved by the Building Official or his designee, and such construction debris poses a threat to public health, safety and comfort so that it constitutes a nuisance, the Building Official or his designee may order the work stopped and the Contractor shall clean up the construction debris within twenty-four (24) hours of receiving written notice of the violation. After the expiration of the twenty-four (24) hour period, Contractor shall pay City a reinspection fee to offset costs incurred by City due to the necessary reinspection before the stop work order is lifted.

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b. As used herein, the term “Construction Debris” shall include all materials utilized in the construction process, including all litter and debris deposited and left remaining upon the premises of a job site by a Contractor, Subcontractor, and their employees, agents, and assigns.

c. As used herein “Costs” shall mean all expenses incurred by City for the cleaning of the job site

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. This group may include, but is not be limited to the following:

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

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

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

Section 202; *change definition of Atrium as follows:*

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

Section 202; *add definition of Repair Garage as follows:*

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.

Section 202; *amend definition of Special Inspector as follows:*

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

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

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (22 860 mm) (16 764 mm) above the lowest level of fire department vehicle access.

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Section 303.1.3; *add a sentence to read as follows:*

303.1.3 Associated with Group E occupancies. 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 307.1.1; *add the following sentence to exception 4:*

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

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

3. The open air portion of a building *{remainder unchanged}*

Section 403.3, Exception; *delete item 2.*

Section 404.5; *delete exception.*

Section 406.3.5.1 Carport separation; *add sentence 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 406.8 Repair garages; *add a second paragraph to read as follows:*

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 minor repairs.

Section 501.2, Premises identification; *is changed to read as follows:*

Approved numerals of minimum six (6) inches height and of a color contrasting with the background designating address shall be placed on all new and existing buildings or structures as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved six (6) inch height building numerals or address and three (3) inch height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum twenty (20) inch by thirty (30) inch background or border.

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Section 506.3.2; *Add Section 506.3.2.1 to read as follows:*

506.3.2.1 Open space limits. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane. In order to be considered 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 712.1.9; *change item 4 to read as follows:*

4. Is not open to a corridor in Group I and H occupancies.

Section 901.5; *is amended by adding the following:*

Section 901.5 Installation acceptance testing. All required tests shall be conducted by and at the expense of the owner or his representative. The Fire Department shall not be held responsible for any damages incurred in such test. Where it is required that the Fire Department witness any such test, such test shall be scheduled with a minimum of 48 hour notice to the Fire Chief or his representative.

Section 901.7 Fire areas; *is amended by deletion of this section.*

Section 901.7.1; *is amended to read as follows:*

Section 901.7.1 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of activations, alarms or unwanted alarms, 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 standby personnel shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Section 903.1.1; *change to read as follows:*

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted 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 the following and delete the exception:*

903.2 Where required. Approved *automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. *Automatic Sprinklers systems* shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways. Storage shall not be allowed within the elevator machine room.

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Section 903.2.1.1; *is amended to read as follows:*

903.2.1.1 Group A-1. An *automatic sprinkler system* shall be provided for Group A-1 Occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 square feet (557.4m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than the *level of exit discharge*.
4. The *fire area* contains a multi theater complex.

Section 903.2.1.3; *is amended to read as follows:*

903.2.1.3 Group A-3. An *automatic sprinkler system* shall be for Group A-3 Occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 square feet (557.4m²).
2. The *fire area* has an occupant load of 300 or more.
3. The *fire area* is located on a floor other than the *level of exit discharge*.

Section 903.2.1.4; *is amended to read as follows:*

903.2.1.4 Group A-4. An *automatic sprinkler system* shall be provided for Group A-4 Occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 square feet (557.4m²).
2. The *fire area* has an occupant load of 300 or more
3. The *fire area* is located on a floor other than the *level of exit discharge*.

Section 903.2.3; *is amended to read as follows:*

903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E Occupancies where one of the following conditions exists:

1. Throughout all Group E *fire areas* greater than 6,000 square feet (557.4m²) in area;
2. Throughout every portion of educational building below the *level of exit discharge*.

Exception: An *automatic sprinkler system* is not required in any *fire area* or area below the *level of exit discharge* where every classroom throughout the building has at least one exterior exit door at ground level.

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Section 903.2.4; *is amended to read 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. Where a Group F-1 *fire area* exceeds 6,000 square feet (557.4m²);
2. Where a Group F-1 *fire area* is located more than three stories above grade plane;
or
3. Where combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Section 903.2.7; *is amended to read as follows:*

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

1. Where a Group M *fire area* exceeds 6,000 square feet (557.4m²);
2. Where a Group M *fire area* is located more than three stories above grade plane; or
3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464m²)

Section 903.2.9; *is amended to read 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 6,000 square feet (557.4m²);
2. A Group S-1 *fire area* is located more than three stories above grade plane; or
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group S-1 *fire area* used for the storage of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m²).

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5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2500 square feet (232m²).

Section 903.2.9.1; *is amended to read as follows:*

903.2.9.1 Repair Garages. An *automatic sprinkler system* shall be provided throughout all buildings used as Repair Garages where one of the following conditions exists:

1. Buildings two or more stories in height, including basements, with a *fire area* containing a repair garage exceeding 6,000 square feet (557.4m²);
2. One-story buildings with a *fire area* containing a repair garage exceeding 6,000 square feet (557.4m²);
3. Buildings with a repair garage servicing vehicles parked in the basement.
4. A Group S-1 *fire area* used for the repair of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m²).

Section 903.2.9 Group S-1; *is amended by the addition of the following:*

903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. A screen shall be installed at eighteen (18) inches below the level of the sprinkler heads to restrict storage above that level. This screen shall be a mesh of not less than one (1) inch nor greater than six (6) inches in size. The screen and its supports shall be installed such that all elements are at least eighteen (18) inches below any sprinkler heads.

Section 903.2.10; *is amended to read 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 where either of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds 6,000 square feet (1115 m²).
2. Where the enclosed parking garage is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

Section 903.2.11.3; *is amended to read as follows:*

903.2.11.3 Buildings 35 feet or more in height. An *automatic sprinkler system* shall be installed throughout buildings that have one or more stories other than penthouses in compliance with Section 1510, located 35 feet (10 668 mm) or more above the lowest level of fire department vehicle access.

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Exception:

Open parking structures in compliance with Section 406.5 having no other occupancies above the subject garage.

Sec. 903.2.11; *is amended by adding Sections 903.2.11.7 through 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 Chapter 32 of the IFC 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 Over 6,000 sq. ft. An *automatic sprinkler system* shall be installed throughout all buildings over 6,000 sq. ft. and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in buildings greater than 6,000 square feet which are enlarged. For the purpose of this provision, fire walls, fire barriers, or horizontal assemblies shall not define separate buildings.

Exceptions:

1. Open parking garages in compliance with Section 406.5 of the *International Building Code*.
2. When of non-combustible construction, the area of awning extension or free-standing canopies, both sides, and not used for display or storage shall not be considered for requiring sprinkler protection for areas greater than 6,000 square feet but less than otherwise required in this code.

903.2.11.10 Expanded Tenant Spaces. Fire sprinklers shall be installed in all tenant spaces where the total fire area exceeds 6,000 square feet. For the purpose of fire sprinklers, fire walls, fire barriers, or horizontal assemblies shall not be used to separate single tenant fire areas.

Section 903.3.1.1.1; *change to read as follows*

903.3.1.1.1 Exempt locations. When approved by the *fire code official*, automatic sprinklers shall not be required in the following rooms or areas where such ...*{text unchanged}*... Sprinklers shall not be omitted from any room merely 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. 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.

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3. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.3.1.2; *amend to read as follows:*

903.3.1.2 NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinklers shall be installed throughout in accordance with NFPA 13R. Sprinkler systems installed in accordance with 13R shall include sprinkler protection in combustible attics of buildings two (2) or more stories in height.

Section 903.3.1.; *is amended by adding Section 903.3.1.4 to read as follows:*

903.3.1.4 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply from a looped water main and point for the Fire Department Connection (FDC) shall be provided for all buildings.
2. Fire department connections serving more than 500 GPM shall be provided with one 5-inch Storz connection and one 2-1/2 inch connection.
3. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.
4. At least one inspection test valve shall be located at the remote system area.
5. Fire pumps shall be equipped with a properly sized test header.
6. Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5 feet of the building may be combined with other utilities for entrance to the building.
7. Porches and balconies shall be sprinklered on all Group R-2 and R-3 occupancies.
8. A minimum of 4-feet of pipe between the check valve and inside wall of the Fire Department Connection.

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

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

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

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than forty five (45) seconds/ and not more than ninety (90) seconds. All control valves

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in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.2; *add second paragraph to read as follows;*

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

Section 903.4.3 Floor control valves; *is amended to read as follows:*

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Section 905.2; *changed 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.

905.3.2 *is amended to read as follows:*

905.3.2 Group A; *delete exceptions 1 and 2.*

1. Open-air-seating spaces without enclosed spaces.
2. Class I automatic dry and semiautomatic dry standpipes or manual wet standpipes are allowed in buildings that are not high-rise buildings.

Sec. 905.3.4 Stages; *delete this section.*

Section 905.3; *is amended to add section 905.3.10 as follows:*

905.3.10 Travel Distance. Class I standpipes shall also be required on all occupancies in which the distance from accessible points for Fire Department ingress to any point in the structure exceeds two hundred fifty feet (250') along the route that a fire hose is laid as measured from the fire lane.

Sec. 905.4 Location of Class I Standpipe hose connections. *is amended 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 on the roof or at the highest landing of stairways with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

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Sec. 905.4 Location of Class I Standpipe hose connections. *is amended to add as follows:*

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 or pathways thereafter.

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

905.9 Valve Supervision.

{Bulk of Section to remain unchanged}

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 905 Standpipe Systems; *is amended by adding the following Section:*

905.11 Locking Standpipe Outlet Caps. The fire code official is authorized to require locking caps on the outlets on standpipe connections where the responding fire department carries appropriate key wrenches for removal that are compatible with locking FDC connection caps.

Section 907.1.1; *is amended by adding the following sentence:*

907.1.1 Construction documents. *{Bulk of Section to remain unchanged}* Plans for fire alarm systems shall be in accordance with Plano Fire Department Fire Alarm Submittal Guidelines.

Section 907.1 General; *is amended by adding the following Section and exception:*

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 January 1, 1998, 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.

Sec. 907.2.1; *is amended to read as follows:*

[F] 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 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

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Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception:

{Bulk of section 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; change to read as follows

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group E occupancies.

Exceptions:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 50 when provided with an approved automatic sprinkler system.
 - 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 ½ or less years of age, see Section 907.2.6)

{No change to remainder of exceptions}

Section 907.2.6; add Section 907.2.6.4 to read as follows:

907.2.6.4 Group I-4 Occupancies. An approved smoke detection system shall be installed in Group I-4 occupancies. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group I-4 occupancies.

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

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not

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apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

Section 907.4.2; *add Section 907.4.2.7 to read as follows:*

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

Section 907.6.1; *add Section 907.6.1.1 to read as follows:*

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. Notification appliance circuits (NAC) may be installed as Class B circuits.

Section 907.6.5; *is amended by the adding Sections 907.6.5.1 and 907.6.5.2:*

907.6.5.1 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 device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

907.6.5.2 Flow detectors and electronic monitoring. Sprinkler and standpipe system water flow detectors shall be provided for each floor zone to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a trouble signal at the central station upon tampering.

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

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

Section 910.2 Where Required; *change exception 2 and 3 to read as follows:*

2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall 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 is prohibited.

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Section 910.2; *add Section 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 m²) in single floor area

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of building 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 Smoke and heat vents; *add Sections 910.3.4, 910.3.4.1 and an exception, and 910.3.4.2 and an exception 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 system per 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; *change to read as follows:*

910.4.3.1 Makeup air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be 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 m² per 0.4719 m³/s) of smoke exhaust.

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Section 910.4.4; *change and add an exception to read as follows;*

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

Exception: Manual only systems per Section 910.2.

Section 912.2 Location; *add Section 912.2.3 to read as follows:*

912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

Section 913.2.1 Protection of fire pump rooms; *add second paragraph and exception to read as follows:*

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 height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by 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 Section 506.1.

Section 913.4; *is amended to read as follows:*

913.4 Supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention devices or assembly shall be supervised open by a central-station, proprietary, or remote-station signaling service.

The fire-pump system shall also be supervised for “loss of power”, and “phase reversal” on supervisory circuits, and “pump running” as an alarm condition and shall report individually to the monitoring station.

Section 1006.2.2.6; *add Section 1006.2.2.6 to read as follows:*

1006.2.2.6 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

Section 1009.1 Accessible means of egress required; *add the following exception 4:*

Exceptions:

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

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Section 1010.1.9.4 Bolt Locks; *amend exceptions 3 and 4 as follows:*

Exceptions:

3. Where a pair of doors serves an *occupant load* of less than 50 persons in a Group B, F, M or S occupancy. {*Remainder unchanged*}
4. Where a pair of doors serves a Group A, B, F, M or S occupancy {*Remainder unchanged*}

Section 1015.8 Window Openings; *amend subsection 1 as follows:*

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

Section 1020.1 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 shall activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors shall be connected to an approved automatic fire alarm system where such system is provided.

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

Section 1101.1 Scope; *add exception 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 1106 Parking and Passenger Loading Facilities; *is deleted in its entirety.*

Section 1203.1; *amend to read as follows:*

1203.1 General. Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the *International Mechanical Code*.

Where air infiltration rate in a *dwelling unit* is less than 5 air changes or less per hour when tested with a blower door at a pressure 0.2 inch w.c. (50 Pa) in accordance with Section 402.4.1.2 of the *International Energy Conservation Code*, the *dwelling unit* shall be ventilated by mechanical means in accordance with Section 403 of the *International Mechanical Code*.

Table 1505.1; *delete footnote c and replace footnote b with the following:*

- b. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq. ft. of protected roof area. When exceeding 120 sq. ft. of protected

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roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.

c. [delete]

Section 1505.7; *delete this section.*

Section 1510.1; *add a sentence to read as follows:*

1510.1 General. Materials and methods of applications used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15. All individual replacement shingles or shakes shall be in compliance with the rating required by Table 1505.1.

{text of exception unchanged}

Section 1603.2; *add chart to read as follows:*

<i>GROUND SNOW LOAD</i>	<i>WIND DESIGN</i>		<i>SEISMIC DESIGN CATEGORY^f</i>
	<i>SPEED^d (mph)</i>	<i>Topographic Effects^k</i>	
<i>5 lb/ft²</i>	<i>115 (3-sec-gust)/76 fastest mile</i>	<i>No</i>	<i>A</i>

<i>SUBJECT TO DAMAGE FROM</i>		
<i>Weathering^a</i>	<i>Frost line depth^b</i>	<i>Termite^c</i>
<i>moderate</i>	<i>6"</i>	<i>very heavy</i>

<i>WINTER DESIGN TEMP^e</i>	<i>ICE BARRIER UNDER-LAYMENT REQUIRED^h</i>	<i>FLOOD HAZARDS^g</i>	<i>AIR FREEZING INDEXⁱ</i>	<i>MEAN ANNUAL TEMP^j</i>
<i>22°F</i>	<i>No</i>	<i>local code</i>	<i>150</i>	<i>64.9°F</i>

Footnotes reference Table R301.2(1) - IRC

Section 1704.2; *is amended to read as follows:*

1704.2 Special inspections and tests. Where application is made to the Building Official for construction as specified in Section 105, the owner or the owner’s authorized agent, or the registered design professional in responsible charge, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work listed under Section 1705 and identify the approved agencies to the Building Official. The special inspector shall not be employed by the contractor. These special inspections and tests are in addition to the inspections identified by the Building Official that are identified in Section 110.

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Section 1704.2.1; *is amended to read as follows:*

1704.2.1 Special inspector qualifications. Prior to the start of construction and or upon request, the approved agencies shall provide written documentation to the registered design professional in responsible charge and the building official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. *{Remainder unchanged}*

Section 1704.2.4; *is amended to read as follows:*

1704.2.4 Report requirement. Approved agencies shall keep records of special inspections and tests. The approved agency shall submit reports of special inspections and tests to the Building Official upon request, and to the registered design professional in responsible charge. Individual inspection reports [Reports] shall indicate that work inspected or tested was or was not completed in conformance to approved construction documents. *{Remainder unchanged}*

Section 1704.2.5; *add sentence to read as follows:*

1704.2.5 Inspection of fabricators. This section provides minimum requirements for inspection of fabricators for buildings in Group E Occupancies and buildings in excess of 55 feet in height; *{remainder unchanged}*

Section 1704.2.5.1; *is amended to read as follows:*

1704.2.5.1 Fabricator approval. Special inspections during fabrications required by Section 1704 are not required where the work is done on the premises of a fabricator registered and approved to perform such work without special inspection. Approval shall be based upon review of the fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved agency, or a fabricator that is enrolled in a nationally accepted inspections program. At completion of fabrication, the acceptable or approved fabricator shall submit a certificate of compliance to the owner or the owner's authorized agent or the registered design professional in responsible charge, stating that the work was performed in accordance with the approved construction documents. The certificate of compliance shall also be made available to the Building Official upon request.

Section 2901.1; *add a sentence to read as follows:*

2901.1 Scope. *{existing text to remain}* The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

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

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

Table 2902.1; *add footnote f to read as follows:*

f. 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 2902.1.3; *add Section 2902.1.3, 2902.1.3.1 and 2902.1.3.2 to read as follows:*

2902.1.3 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.

2902.1.3.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.3.2 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 health department.

Section 2902.2 Separate Facilities; *change exception 2 as follows:*

2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers of 25 or less, unless otherwise required by City of Plano Health Department.

Section 3002.1 Hoistway Enclosure Protection; *add exceptions to read as follows:*

Exceptions:

1. Elevators wholly located within atriums complying with Section 404 shall not require hoistway enclosure protection.
2. Elevators in open or enclosed parking garages that serve only the parking garage, and complying with Sections 406.5 and 406.6, respectively, shall not require hoistway enclosure protection.

Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; *amend to read as follows:*

Elevator machine rooms, control rooms, control spaces and machinery spaces shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal

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assemblies constructed in accordance with Section 711, or both.
{Remainder unchanged}

Section 3005 Machine Rooms; *add Sections 3005.7 and subsections 3005.7.1, 3005.7.2.1, 3005.7.2.2, 3005.7.3, and 3005.7.4 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.

3005.7.2.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoist-ways.

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.

Section 3005 Machine Rooms; *add Section 3005.8 as follows:*

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 3006.2 Hoistway opening protection required; *amend condition 5 text as follows:*

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

Section 3005.5 Shunt trip; *deleted in its entirety.*

Section 3109.1; *change 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 and complying with applicable state laws."

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Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

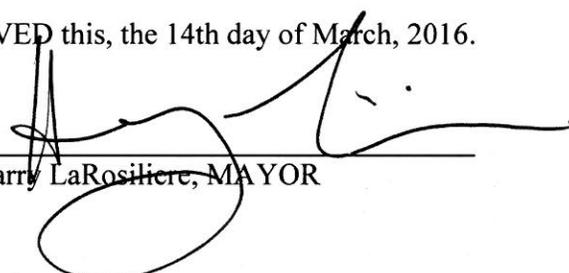
Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective April 1, 2016 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 14th day of March, 2016.



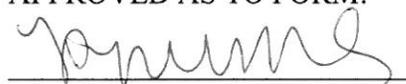
Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY