

Chapter 30, “Fire Prevention and Protection” of the Code of Ordinances, City of Schertz, Texas, Articles ~~II, IV, V and VI~~ are hereby amended.

~~Section 2.~~ Amendments. Chapter 30 “Fire Prevention and Protection” of the Code of Ordinances, City of Schertz, Texas, is hereby amended to read as follows:

ARTICLE ~~II. FIRE MARSHAL~~ IV. FIREWORKS CODE. Is amended as follows.

~~Sec. 30-22. Responsibilities. Is amended to read.~~

~~The Fire Marshal and his designee, must be a state certified peace officer. The Fire Marshal, and his designee, shall perform such duties as prescribed by law and other ordinances. The Fire Marshal shall be the authority having jurisdiction concerning nuisances, arson, fire prevention and/or fire code matters.~~

~~ARTICLE IV. FIRE WORKS CODE. Is amended as follows.~~

Section 30-64. – Fireworks prohibited

~~(a) (a) Except as provided hereinafter, it shall be unlawful for a person to manufacture, assemble, store, transport, sell, offer or have in possession with intent to sell, use, discharge, ignite, or otherwise set in action any fireworks within the corporate limits of the city or its extraterritorial jurisdiction.~~

~~(b) Except as provided hereinafter, it shall be unlawful for a person to manufacture, assemble, store, have in possession with intent to use, discharge, ignite, or otherwise set in action any fireworks within 5000 feet outside of the City’s corporate limits.~~

~~(c) Packaged or unopened fireworks cannot be confiscated by the municipal authority.~~

~~Sec30-67. Seizure and disposal. Repealed.~~

~~(b) The City of Schertz Fire or Police Department cannot confiscate unopened fireworks. (Texas Local Government Code Sec. 342.013)~~

ARTICLE V.— FIRE PREVENTION CODE

Sec. 30-81. - Fire Prevention Code adopted. Is amended to read.

The International Fire Code, ~~2012~~2018 Edition (IFC-~~2012~~2018), as amended, revised and corrected, including Appendices B, C, D, F, H, I, and all future editions, revisions, amendments, and corrections, published by the International Code Council (ICC), one copy of which is on file with the city secretary, is hereby adopted and incorporated by reference as the Fire Prevention Code of the City of Schertz, subject to and including by reference such amendments as herein shall appear. Any codes reference within this code, City of Schertz will use the current addition of that referenced code.

Sec. 30-82 – Amendments

—The International Fire Code, ~~2012~~2018 Edition (IFC-~~2012~~2018) is hereby amended as stated below.

## CHAPTER 1 SCOPE AND ADMINISTRATION

Section [A] 101.1 is amended to read as follows:

—~~[A]~~ 101.1 Title. These regulations shall be known as the Fire Code of **City of Schertz**, hereinafter referred to as “this code”.

~~Section [A] 102.9 is amended by adding 102.9.1 Fire Chief Authorization as follows:~~

~~[A] 102.9.1 Fire Chief Authorization The Fire Chief is authorized to make and enforce such rules and regulations for the prevention and control of fires and fire hazards as may be necessary from time to time to carry out the intent of this Code.~~

—Section 104 GENERAL AUTHORITY AND RESPONSIBILITIES, is amended by adding Section [A] 104.1.1 entitled Authority of the Fire Chief and the Fire Department and Section [A] 104.1.2 entitled Additional Duties and Police Powers of Fire Department Members as follows:

~~[A] 104.1.1 Authority of the Fire Chief and the Fire Department. The Fire Chief is duly authorized to act by any means he deems necessary to protect life and property from ~~make and enforce such rules and regulations for the prevention and control of fires and fire hazards;~~ as may be necessary from time to time to carry out the intent of this Code. The Fire Chief may delegate his power to any ~~other~~ member of the Schertz Fire Department.~~

~~[A] 104.1.2 Additional Duties and Police Powers of Schertz Fire Department Members. ~~In addition to the duties~~ Additional Duties required or prescribed for ~~members of the Schertz Fire Department in connection with the their regular functions of such department, when so required by the order of the City Manager.~~ In the case of riots, floods, or other public emergencies or catastrophes ~~or.~~ Or the public danger of any sort, and all fires by order of the Fire Chief, Assistant Chief, Division Chief, Battalion Chief, ~~or any~~ Captain or Lieutenant of the Schertz Fire Department, each and all members of the Fire Department shall be and become vested with full Police powers and. It shall perform all duties required for the protection of persons or property or the preservation of public safety, peace, and order.~~

Section [A] 104.3 Right of Entry, is amended by adding subsection [A] 104.3.2 entitled Photographic Documentation to read as follows:

~~[A] 104.3.2 Photographic Documentation. ~~Members~~ Member(s) of the Schertz Fire ~~Department~~ making such examinations or inspections shall have the right, with proper credentials, and be authorized to take a reasonable number of photographs or videotapes for evidence and for~~

records ~~for use to be used~~ by the Schertz Fire Department to study hazards and scientific control for fire safety.

Section 105.2.5 Investigation Fee/Working Without a Permit, shall be added, and read:

105.2.5 Investigation Fee/Working without a permit. Work requiring a permit shall not commence until said permit is posted in a conspicuous place on the job site and approved plans are available at this location. Where work is commenced prior to obtaining said permit, the fees provided in the City Code may be doubled. The payment of such double fee shall not relieve any person from fully complying with the requirements of this ordinance in the execution of the work nor of any other penalties prescribed herein.

Section [A] 105.4.2 Information on construction documents is amended by adding Section [A] 105.4.2.2 entitled Occupancy Classification Letter as follows:

~~[A]~~ **105.4.2.2 Occupancy Classification Letter.** ~~Two copies~~ A copy of a completed "Occupancy Classification Letter" (a.k.a. "Commodities Letter") or other approved Fire Protection report shall be submitted to the City for buildings or portions thereof that are to be used for any of the following purposes:

- ~~1.~~ 1. Warehousing or storage
- ~~2.~~ 2. Retail including rack display of products
- ~~3.~~ 3. Hazardous material storage and/or use
- ~~4.~~ 4. Manufacturing

The Occupancy Classification Letter is required to be submitted

- ~~1.~~ 1. with the building permit submittal documents when seeking a building permit,
- ~~2.~~ 2. to the Fire Inspector during a Certificate of Occupancy inspection, or
- ~~3.~~ 3. at any other time when required by the fire code official.

The Occupancy Classification Letter is to be prepared by the owner and/or tenant of the building/space in question or ~~a~~ registered design professional. It is to be signed, dated and on company letterhead. If the Occupancy Classification Letter is prepared by a registered design professional representing the owner and/or tenant of the building/space in question, the letter is to be countersigned by the owner and/or tenant. The Occupancy Classification Letter is to be kept on site at all times. Prior to a change in 1) the type or amount of hazardous material(s) used or stored, 2) the type or amount of storage or storage height or method, or 3) the manufacturing process, a revised Occupancy Classification Letter is to be submitted to the Fire Chief or his designee for review.

~~Section 105.6 Required operational permits is amended by adding Section 105.6.47 Food Booths, and Section [A] 105.6.48 entitled Mobile Food Establishments as follows:~~

~~[A] 105.6.47 Food Booths.~~

~~An operational permit is required for the operation of a food booth. For permit to operate a food booth, see Section 320.~~

~~[A]105.6.48 Mobile Food Establishments.~~

~~An operational permit is required for the operation and maintenance of a mobile food establishment. Small, light weight vendor push carts, as determined by the fire code official, are not covered under this section. For permit to operate a Mobile Food Establishment, see Section 321.~~

———— ~~Section [A] 105.7.1116 LP-gas~~ is hereby amended as follows:

~~[A]105.7.11 LP-gas.~~ A construction permit is required for installation of or modification to an LP-gas system that contains 120 gallons or more. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

109.1 Board of Appeals is hereby created and shall read:

~~Sec.[A] 109.1 Building and Standards Commission. All appeals relative to the application and interpretation of the codes adopted in this chapter shall be to the Building and Standards Commission as established under the Unified Development Code, Article 3, Boards, Commissions and Committees.~~

Section ~~[A]110.2 Evacuation~~ is amended by adding [A] 4 Violation penalties shall read:

~~110.4 Violation penalties.~~ Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a Class C Misdemeanor, punishable by a fine of not more than \$ 2,000.00. **Each day** that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.2.1 Removal of Occupants is added, and shall read:

~~[A]110111.2.1 Removal of Occupants~~ **A if Occupancy Load has exceeded.** Any member of the Schertz Fire Department is authorized to require the removal of have occupants at a location to be removed when actual occupancy exceeds the permitted or posted occupant load. A person commits an offense if he refuses to obey an order to vacate.

———— ~~Section 111.4 (IFC-2012) Failure to comply.~~ Such provision is hereby amended to read as follows:

~~Section 111.4 (IFC-2012)~~[A] **112.4 Failure to comply "Comply.** Any person who shall 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, shall be guilty of a violation of Class C Misdemeanor. Punishable by fine not to exceed \$2000 per day and per offense"liable to a fine of not less than **\$ 200.00** or more than **\$ 2000.00.**

**SECTION 202, GENERAL CHAPTER 2**  
**DEFINITIONS** is amended by adding

Section 202 Add to definitions ~~and modifying existing ones as follows:~~ in section 202:

**SECTION 202  
GENERAL DEFINITIONS**

~~—~~ **Change of Occupancy** is amended to read as follows:

~~—~~ **Change of Occupancy.** A change in the purpose or level of activity to include change of ownership, within a building that involves a change in application of the requirements of this code.

**Fire Lane** is amended to read as follows:

~~**Fire Lane.**~~ Shall FIRE HAZARD shall mean any condition or act which increases or may cause an increase of the hazard or menace of fire to a higher degree than that customarily recognized as reasonable by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire, or which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

FIRE LANE shall mean any area appurtenant to entrances or exits of a building deemed necessary by the Fire Chief or his designee to remain free and clear of parked vehicles for access to such building in case of fire or other emergency and designated by him as such, and may include sidewalks, driveways, portions of parking lots, or any other area adjacent to or near building entrances or exits, or any fire hydrant.

~~**Fire Watch**~~ is amended to read as follows:

FIRE MARSHAL shall mean the fire code official responsible for investigations of fires, inspection of facilities, and code enforcement.

FIRE WATCH; Qualified individuals ~~are defined as State Certified Fire Inspectors assigned to the Fire Prevention Division of the City of Schertz, or, if approved by the Fire Marshal~~ Chief or designee ~~are,~~ Texas Certified Firefighters, Peace Officers, individuals employed by a private security firm, or other designated individuals whose sole duty when assigned a fire watch is to perform constant patrols of the premises and keep watch for signs of unwanted fire. A written attendance log must be maintained, and personnel must have at least one approved means of notifying the fire department of fire or other emergencies. When fire watch is being performed and is not deemed adequate, the Fire Chief or designee shall institute that members of the Schertz Fire Department to be used in the place of what currently being used. The cost of the fire watch shall be at the current overtime rate of the individual performing the task and shall be the sole responsibility of the owner/contractor to pay. The fire watch fee shall be paid to the City of Schertz within 30 days before final approval is granted on system work.

~~**Foster Care Family Home**~~ is added as follows:

~~FOSTER CARE FAMILY HOME shall mean a single independent residential occupancy that is the primary residence of the caregiver and licensed by the state to provide twenty four (24) hour care for six or fewer children (including those related to the caregiver) up to the age of eighteen (18) years.~~

**Mobile Food Establishment** is added as follows:

~~MOBILE FOOD ESTABLISHMENT shall mean a mobile food operation using any heat producing equipment to cook, fry, or warm products for consumption from a motorized vehicle, towable trailer, or watercraft.~~

**OCCUPANCY CLASSIFICATION.** For the purposes of this code, certain occupancies are defined as follows:

~~[BG] Residential Group R-3~~ is amended to add the following:

~~[BG] Residential Group R-3.~~ Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Foster Care Family Homes

PARK shall mean the standing of a vehicle, whether occupied or not, upon a street otherwise than temporarily for the purpose of, and while actively engaged in, receiving or discharging passengers or loading or unloading merchandise or in obedience to traffic regulations, signs, or signals or an involuntary stopping of a vehicle by reason of a cause beyond the control of the operator of the vehicle.

Special Event is added as follows:

SPECIAL EVENT shall mean an indoor or outdoor event that, in the opinion of the Fire Code Official or their designee, meets any of the following criteria:

1. — Constitutes a use or occupant load ordinarily not permitted by the face of the Certificate of Occupancy.
2. — Requires the means of egress to be altered from a configuration that was previously approved by the Building Code Official, Fire Code Official, or their designee (e.g., installation of booths, curtains, partitions, tables/chairs, etc. or the locking of select doors to limit access to portions of a building or area).
3. — Poses a condition that compromises any life safety systems that were previously approved by the Building Code Official, Fire Code Official, or their designee (e.g., reduced lighting, increased sound levels, installation of alternate interior finishes, etc.).
4. — Poses a condition that reduces the effectiveness of public safety services of any kind (e.g., Conditions that result in reduced access to fire hydrants, sprinkler riser/pump rooms, Fire Department Connections, etc.)."

~~Section 307.1 General~~ Whenever the word "JURISDICTION" is ~~amended by adding Section 307.1.2 Carrying Burning Materials as follows:~~

~~307.1.2 Carrying Burning Materials. No person used in the city International Fire Code, it shall carry or cause be held to be carried, in any street or other thoroughfare, any burning coal or firebrands, unless the same is shut up in a covered vessel.~~

~~Section 307.4 Location. Such provision is hereby amended to read as follows:~~

~~Section 307.4 Location~~ The location and conditions for open burning shall be in accordance with rules established by ~~mean the City of Schertz, Texas Commission on Environmental Quality (TCEQ) and in effect at the time the permit is issued. Location and conditions shall be further restricted, as follows:~~

- ~~1. Forecasted wind speed of 15 mph or less;~~
- ~~2. Open burning shall not be allowed in residential areas on lot sizes less than three (3) acres;~~
- ~~3. Open burning shall not be allowed on days subject to an "Air Quality Health Alert" or other air quality warning."~~
- ~~4. Failure for permit holder to keep a control burn under control through negligence, which activates an emergency response by Fire Department will require the permit holder to pay for the cost of the fire response in accordance to fees set forth in Exhibit 1 Fee Schedule.~~

~~Whenever the words "Chief of the Bureau of Fire Prevention," or "Fire Code Official" is used in the International Fire Code, it shall be held to mean "The Fire Chief."~~

### Chapter 3 General Requirements

Section 307.6 Sky Lanterns prohibited is added, and shall read:

307.6 Sky Lanterns. Sky lanterns; also known as Chinese lanterns, sky candles, or fire balloons, which are airborne lanterns constructed of a combustible material and contain a candle or fuel cell that when lit, causes the device to go airborne and travel in the air; are prohibited within the city limits.

Section 308.1.4 Open-flame cooking devices ~~is~~are amended by deleting exception 2 and 3 and renumbering as follows:

308.1.4 Open-flame cooking devices. Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) or combustible construction. No person living within any multifamily housing such as an apartment, apartment condominium, hotel, motel, or any other multifamily type occupancy shall construct, install, store, maintain or use any incinerator, barbecue pit, charcoal or propane grill or container of any kind for the purpose of igniting any combustible materials for whatever domestic purpose such as cooking or washing, within 10 feet of a combustible multifamily housing occupancy.

**Exceptions:**

1. ~~Exception: One- and two-family dwellings. *Delete Exceptions two and three.*~~

~~Section 308 OPEN FLAMES is amended by adding Section 308.5 entitled **311.2.2 Fire Hazard Prohibited** as follows:~~

~~**308.5 Fire Hazard Prohibited.** In Group R, Division 1 & 2 occupancies, a person **protection.** Exception 3 shall ~~not construct, erect, install, maintain or use any incinerator or barbecue pit or so burn any combustible material as read:~~ Where approved by the fire code official, fire alarm and sprinkler systems are permitted to ~~constitute or occasion a fire hazard by the use or burning thereof or as to endanger the life or property~~ be placed out of any person thereof.~~

~~The use or burning of any such devices under the following conditions shall constitute a fire hazard and is strictly prohibited:~~

1. ~~Within 10 linear feet of any combustible surface, including but not limited to decks, porches, balconies, walls, or verandas.~~
2. ~~Beneath any balcony, porch, roof overhang, deck, or veranda.~~

~~CHAPTER 3 GENERAL REQUIREMENTS is amended by adding a new Section 319 PARADE FLOATS to read as follows:~~

**SECTION 319**  
**PARADE FLOATS**

~~**319.1 Decorative Materials.** Decorative material on parade floats shall be ~~noncombustible or flame retardant.~~~~

~~**319.2 Fire Protection.** Motorized parade floats and towing apparatus shall ~~service in seasonally occupied buildings: that will not be provided with a minimum 2 A, 10 B:C rated portable~~ heated; where ~~fire extinguisher readily accessible to the operator.~~~~

~~**319.3 Exhaust Pipes.** Motorized float exhaust pipes must be extended past the exterior of the float and be clear of all decorative material.~~

~~**319.4 Escape Hatch.** Motorized floats shall be equipped with a quick escape hatch from interior driver compartments.~~

~~CHAPTER 3 GENERAL REQUIREMENTS is amended by adding a new Section 320 FOOD BOOTHS as follows:~~

**SECTION 320**  
**FOOD BOOTHS**

~~**320.1 Permits.** For permit to operate a food booth, see Section 105.6.47. It shall be unlawful to operate a food booth without a permit.~~

~~**320.2 Fire Extinguishers.** One 2A 10 BC protection systems will be exposed to freezing temperatures; where ~~fire extinguisher shall be required for all food booths. Booths containing~~~~

~~deep fat fryers shall have a class K portable fire extinguisher for up to four fryers having a maximum cooking medium capacity of 80 pounds each. For every additional group of four fryers having a maximum cooking capacity of 80 pounds each, an additional class K extinguisher will be required. For individual fryers exceeding 6 areas do not exceed 10,000 square feet in surface area, class K extinguishers will be installed in accordance with manufacturers' recommendations. All fire extinguishers shall have a current (within a year) inspection sticker from a licensed extinguisher company or provide proof that the extinguisher is new ((1115 m2); and that do not store receipt);~~

~~**320.3 Location.** Food booths utilized for cooking shall have a minimum of 10 feet clearance on two sides. Booths shall not be placed in fire lanes unless otherwise approved by the fire code official. Booths shall not be placed within 10 feet of amusement rides or devices.~~

~~**320.4 Cooking equipment location.** Barbeque pits shall not be located within 10 feet of combustible motor vehicles or hazardous materials. Barbeque pits shall not be located under the food booth canopy.~~

~~**320.5 Acceptable Cooking Sources.** The following are the only approved cooking sources for food booths:~~

- ~~1. Wood or charcoal~~
- ~~2. Propane~~
- ~~3. Natural Gas~~
- ~~4. Electricity~~

~~**320.6 Generators.** Fuel tanks shall be of adequate capacity to permit uninterrupted operation during normal operating hours. Generators shall be isolated from contact with the public. Storage of gasoline is not allowed in or near generators or food booths.~~

~~**320.7 Decorations.** All decorative material shall be at least six feet away from any open flame, cooking element, or heat source or be flame resistant.~~

~~**320.8 Escape route.** All concession stands shall have a minimum of a three ft. aisle for emergency escape.~~

~~**320.9 Propane.** All equipment used in conjunction with propane tanks must be UL Listed for the purposes in which they will be used. Tanks shall be secured to prevent falling. Tanks shall only be white or aluminum in color. Only one spare tank will be allowed in a food booth. Emptied propane tanks are to be removed from the site immediately after use. Regulators shall be attached to the tanks as close as possible. Leaks can be detected using a soap and water solution. Tank shutoff valves and/or additional shutoff valves shall be accessible and away from the cooking appliance(s). Propane tanks shall not be within five feet of an ignition source. Propane tanks shall not be located within 10 feet of a building door or window.~~

~~CHAPTER 3 GENERAL REQUIREMENTS is amended by adding a new Section 321 MOBILE FOOD ESTABLISHMENTS to read as follows:~~

~~**SECTION 321**~~  
~~**MOBILE FOOD ESTABLISHMENTS**~~

~~**321.1 Permits.**~~

321.1.1 It shall be unlawful to operate mobile food establishments without a permit as required by Section 105.6.48. Annual mobile food establishment permits must be displayed in a visible location in or on the mobile food establishment.

321.1.2 Mobile food establishments left on site for more than 24 hours at carnivals, fairs, festivals, or other public events will be subject to Food Booth permit requirements, inspections, and fees as set forth in Section 320 and Section 105.6.47 of this code in addition to any fees associated with the annual mobile food establishment permits.

321.2 Fire Extinguishers—Fire extinguishers are required in mobile food establishments in accordance with sections 321.2.1 through 321.2.4

321.2.1 All mobile food vendors shall have at minimum one (2A10BC) portable fire extinguisher mounted in a conspicuous place within the kitchen area.

321.2.2 Mobile food vendors with portable generators shall have a (3A40BC) portable fire extinguisher.

321.2.3 All portable fire extinguishers shall be serviced, inspected, and tagged annually.

321.2.4 In addition to any other required fire extinguisher, all mobile food vendors who deep fat fry shall have a class K portable fire extinguisher for up to four fryers having a maximum cooking medium capacity of 80 pounds each. For every additional group of four fryers having a maximum cooking capacity of 80 pounds each, an additional class K extinguisher will be required. For individual fryers exceeding six square feet in surface area, class K extinguishers will be installed in accordance with manufacturers' recommendations.

321.3 Use of LPG—Liquefied Petroleum Gas usage shall comply with sections 321.3.1 through 321.3.5.

321.3.1 L.P. Gas containers shall be located and secured on the exterior of the mobile food establishment, open to atmosphere or if containers are kept in compartment, said compartment must be separate from the interior food preparation area. Access must be from the exterior of the unit and compartment floor and exterior door must be vented to the atmosphere.

321.3.2 All mobile units with propane shall post a "NO SMOKING" sign next to or directly above the propane bottle and visible to the public. Such sign shall be posted with a minimum of four inch lettering.

321.3.3 Any hose used to pipe L.P. Gas to a device shall be listed by UL, FM, or other approved agency and listed specifically for LP Gas service. All couplings, fittings, and any other devices shall meet the requirements for LP Gas Service as outlined in the International Fuel Gas Code, NFPA 58 and 54, or be deemed unapproved and removed from service.

321.3.4 LPG tanks shall be located outside the mobile food establishment a minimum of five feet from the primary means of egress.

#### 321.4 Baffles and Closures

321.4.1 All deep fat fryers shall have a steel baffle between the fryer and surface flames of an adjacent appliance or shall maintain a 16 inch separation distance. The baffle, if installed, shall be eight inches in height.

321.5 Emergency Egress. Emergency egress shall comply with Sections 321.5.1 through Section 321.5.2.2

321.5.1 Mobile food establishments shall have a clear, unobstructed height over the aisle way portion of the unit of at least 74 inches from floor to ceiling, and a minimum of 30 inches of unobstructed horizontal aisle space.

321.5.2 Should travel distance from any portion of the interior exceed 10 feet, the mobile food establishments shall have a minimum of two exits located remote from each other and so arranged as to provide a means of unobstructed travel to the outside of the vehicle.

321.5.2.1 A secondary means of egress shall be located remote of the main exit door, with an unobstructed minimum passage of 24" X 24" to the outside. The bottom of this secondary means of egress shall not be more than four feet above the vehicle floor or a readily accessible horizontal surface capable of supporting a weight of 300 pounds minimum opening to the outside.

321.5.2.2 The latch mechanism of any exit facility shall be operable by hand, and shall not require the use of a key or special knowledge for operation from the inside. The secondary exit shall be labeled with the word "EXIT" with two inch minimum letters on contrasting background.

### 321.6 Generator Refueling

321.6.1 Refueling of generators shall be performed in an approved location not less than 20 feet from the mobile food establishment. Fuel shall be stored in a UL or FM approved flammable liquid safety container in an approved location. Generators shall be grounded in an approved method. Generators shall not be refueled in areas occupied by the public.

## Chapter 4

### EMERGENCY PLANNING AND PREPAREDNESS

Section 405.2 Frequency is amended by adding a new Section 405.2.1 Fire Drill Records to read as follows:

—405.2.1 Fire Drills for E Occupancies. The operator of premises housing an E Occupancy shall conduct fire drills:

1. Without warning;
2. In a manner requiring:
  - a. all students to immediately leave the structure upon hearing the fire drill signal;
  - b. ~~ab.~~ A roll call by classes outside the structure; and
  - c. ~~doors.~~ Doors to be closed as each area is evacuated;
3. In a manner simulating fire ~~conditions~~condition;
4. In a manner prohibiting students from running or playing;
5. If approved, in a manner permitting security persons to remain inside the structure during drills;
6. Which include:
  - a. Complete checks of each section of the structure;
  - b. The use of varying evacuation routes;
  - c. Occasional simulation of blocked exits;
  - d. Provisions for calling the fire department; and
  - e. The use of varying drill times;
7. During weather which does not pose a health threat to students;
8. As an exercise in discipline and procedure, rather than speed; and
9. ~~By pulling a manual pull station.~~

~~Section 405.2 Frequency is amended by adding a new Section 405.2.2 Fire Drills for E Occupancies to read as follows:~~

**405.2.2 Fire Drills for E Occupancies.** FIRE CHIEF'S POWER TO ORDER FIRE DRILL. The Fire Chief may require a fire drill at any E Occupancy at any time.

## Chapter 5 FIRE SERVICE FEATURES

Section 503.1.1 Buildings and -facilities ~~is~~are amended by adding Section 503.1.1.1 Access from the adjacent lot as follows:

**503.1.1.1 Access from an adjacent lot.** Where fire apparatus access roads for a building or buildings are provided from an adjacent lot, a fire lane easement or ingress/egress easement is required to be recorded on the adjacent lot's plat that is providing the common access. The adjacent lot's plat is to clearly show the easement graphically clearly.

Exception: In lieu of the graphical easement, a note may be placed on the plat that, at a minimum, states, the following: "Ingress and egress shall be provided between all adjacent lots for adequate fire department vehicle access per the City of Schertz Fire Code. The cross access shall not be blocked, nor may this note be taken off the plat without written permission from the City of Schertz Director of Development Services and the Schertz Fire Department Fire Marshal." Chief or designee."

~~Section 503.2.1 Dimensions is amended by adding Section shall read:~~

**503.2.1.2 ~~Mountable Curbs are added~~ Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders. An unobstructed vertical clearance of not less than 14 feet and shall always be required and maintained. Security gates shall be sized to ~~read as follows:~~ match the required clear width.

~~**503.2.1.2 Mountable Curbs.** Mountable curbs are permitted when approved by the Fire Marshal.~~

~~Section 503.2.3 Surface is amended by adding a second paragraph to read as follows:~~

~~**503.2.3 Surface.** Drivable grass surfaces, or other alternative drivable surfaces, are permitted when approved by the Fire Marshal or his designee and in accordance with all of the following conditions:~~

- ~~1. Sealed documents indicating compliance with the provisions of 503.2.3 shall be submitted by a registered design professional for review.~~
- ~~2. The drivable grass surface, or alternative drivable surface, shall not be used as the primary access to the site.~~
- ~~3. The surface shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.~~
- ~~4. Blue traffic reflectors shall be provided on each side of the surface every 20 feet to clearly mark its boundaries. Vegetation on and surrounding the surface shall be maintained such that said reflectors are visible at all times.~~
- ~~5. Sod is not permitted to be placed over the drivable base.~~

6. ~~If the surface proposed is to be used as the aerial apparatus access road for the facility, concrete curbing, or other approved edging, shall be installed along both sides of the portion to be used as such for enhanced lateral stability. A registered design professional shall design said curbing. Sealed drawings of the design shall be provided to the Fire Department and Development Services for review.~~
7. ~~If sand or other free flowing fill is used as a main structural component for the surface, concrete curbing or other approved edging shall be installed along both sides of the surface for material containment. A registered design professional shall design such curbing. Sealed drawings of the design shall be provided to the Fire Department and Development Services for review.~~
- ~~A signed letter from the manufacturer shall be provided to the Fire Marshal certifying that the installation meets all requirements in the manufacturer's installations prior to issuance of the Certificate of Occupancy.~~
8. ~~The surface shall be maintained in proper working order at all times when utilized as a required fire lane. Should the surface become damaged or fall into disrepair, the Fire Marshal or his designee shall be authorized to require the repair and re certification of said surface.~~

~~Section 503.2.4 Turning radius is amended by adding a second paragraph to, shall read as follows:-;~~

~~**503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the fire code official.~~

The turning radii of a fire apparatus access roadway shall require a minimum of **50 feet** outside radius, and a minimum of **25 feet** clear distance to the inside radius on all turns ~~in excess of more than~~ **30 degrees**.

~~Section 503.2.5 Dead Ends is amended to read as follows:~~

~~**503.2.5 Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. Turn arounds approved by the Fire Marshal or as permitted by Appendix D are acceptable.~~

~~**Exception:** Where the building is equipped throughout with an approved sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3, the maximum length of dead-end fire apparatus access roads shall be increased to 200 feet. This increase shall not be applicable to Groups H and I Occupancies, buildings with occupancies having High-Piled Combustible Storage and high-rise buildings.~~

~~Section 503.2.7 Grade is amended to read as follows:~~

~~**503.2.7 Grade.** The gradient for a fire apparatus access road shall not exceed ~~12%.~~ **twelve percent (12%).**~~

~~Section 503.3 ~~Markings is repealed~~ **2.8 Angles of approach and departure** and ~~replaced with a new~~ departure shall read:~~

~~Section 503.3 ~~Markings as follows:-~~ **2.8 Angles of approach and departure.** An angle of approach and an angle of departure shall be designed so that at least **8 degrees** shall be maintained at the front and the rear of the department's apparatus when it is loaded to the estimated in-service weight.~~

Section 503.3 Markings. Such provision is hereby amended to read as follows:

~~— Striping, signs or other markings, when approved by the fire code official, added shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs, and other markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired necessary to provide adequate visibility. read:~~

**503.3.1** ~~—~~ **Striping** ~~—~~ Fire apparatus access roads shall be continuously marked by painted lined of red traffic paint six inches (6") in width to show the boundaries of the lane. The words ~~"NO PARKING –FIRE LANE"~~ or ~~"FIRE LANE –NO PARKING"~~ shall appear in four-inch (4") white letters at twenty-five feet (25') intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical and horizontal of the curb.

~~503.3.2. — Signs Signs, when approved by the fire code official, shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be twelve inches (12") wide and eighteen inches (18") high. Signs shall be on a white background with letters and borders in red, using not less than two inch (2") tall lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6' 6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.~~

~~— Section 503.6 Security gates is hereby amended by adding the following language and adding a new Section 503.6.1 Direction of Swing to read as follows:~~

~~**503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation to include a fire department specific key switch, lock, or box. Upon loss of power to electric gate operators, a secondary power source or clearly marked and identified manual release shall be provided. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.~~

~~**503.6.1 Direction of Swing.** Security gates installed across a Fire Apparatus Access Road shall swing in the direction of travel towards the building or open horizontally to avoid backing up of Fire Apparatus and to allow for an expedited response.~~

~~— SECTION 503 FIRE APPARATUS ACCESS ROADS is amended by adding Sections 503.7 Fire ~~Marshal~~Chief or designee Authority to Designate Fire Lanes, 503.8 Summons to be Issued for Parking Violation, 503.9 Removal of Vehicle by Property Owner, 503.10 Removal of Vehicle by Fire Chief, and 503.11 Abandonment of Fire Lane to read as follows:~~

**503.7 Fire Marshal Authority to Designate Fire Lanes.** The Fire ~~Marshal~~Chief or designee is hereby authorized to designate fire lanes on designated premises where such areas must be free of parked vehicles and other obstructions to provide ready access to buildings therein, in case of fire or other emergencies. The Fire ~~Marshal's~~Chief's or designee designation of such fire lanes does not obviate the owner of such property of their responsibility to maintain the area. Further, owners of the private property or their designated representative may request that the Fire Chief or designee designates additional fire lanes ~~be designated by the Fire Marshal.~~

**503.8 Summons to be Issued for Parking Violation.** ~~A summons or notice to appear in answer to a charge of parking in violation of this section specifying the location of the fire lane in which such violation occurred and the date and time of such violation.~~ *Violation(s) may be issued by any police officer, or any inspector in the Certified Fire Prevention Bureau of the Inspector with Schertz Fire Department. Texas Transportation Code 545.302 will apply to this section.*

**503.9 Removal of Vehicle by Property Owner.** Except for an authorized emergency vehicle, the owner of private property, or their agent, may have any motor vehicle that is parked in a legally designated fire lane removed and stored at either their own expense or that of the vehicle operator.

The owner of the premises, or their agent, who has a vehicle removed and stored, is not liable for damages incurred as a result of removal or storage, if the vehicle is removed by a vehicle wrecker service insured against liability for property damage incurred in towing vehicles and is stored by a storage company insured against liability for property damage incurred in the storage of vehicles.

**503.10 Removal of Vehicle by Fire Chief or designee.** Any vehicle parked in any designated fire lane or blocking fire hydrants may be removed at the vehicle owners' expense upon the authorization of the Fire Chief or designee under the following conditions:

1. ~~When the vehicle is in violation by parking in a fire lane, or~~
2. When parked in front of a fire hydrant, or
3. When a vehicle blocks the ingress/egress of a business, theater, ~~night club~~nightclub, apartment complex, gymnasium, or a place of assembly, or
4. When a vehicle's presence threatens the life safety of the public by impeding the ability of the fire apparatus and emergency medical equipment to respond to an emergency.

The Fire Chief shall cause such vehicle to be removed by the towing service operating under a contract with the city and shall further cause such vehicle to be impounded in one of the Police Department Vehicle Storage sections.

**503.11 Abandonment of Fire Lane.** No owner, manager, or person in charge of any premises served by a required fire lane shall abandon or close any such fire lane without the written permission of the Fire ~~Marshal~~ Chief or designee.

Section 503.6.1.2 Gate timing is added and shall read:

503.6.1.2 Gate timing. Gates must fully open within 15 seconds of activation and remain in the open position until closed by operation of the electrical control device.

Section 503.6.1.3 Failsafe position is added and shall read:

503.6.1.3 Failsafe position. Fire department access gates shall fail safe (open) in the event of a power failure.

Section 503.6.1.5 Access controls are added and shall read:

**503.6.1.5 Access controls.** Access controls shall be exterior to the gate and located for activation by the vehicle operator without leaving the vehicle. The height of the lockbox/control panel shall be 66 inches, measured from the finished grade line of the street.

Section 503.6.1.6 Additional access is added and shall read:

**503.6.1.6 Additional access.** If required by the Fire Chief or designee, additional "exit only" or "emergency access" gates shall be set up for fire department emergency access. Exit only gates, which are not motorized, shall be installed per the fire department's recommendations. Exit only gates shall have a minimum clearance of 20 feet clear width and be posted with a sign that states "Caution Gate Opens Out" and designated as a Fire Lane. In addition to Fire Lane markings, the markings on the pavement shall include a 5-inch yellow stripe showing the depth of the gate swing.

Section 505.1 Address Numbers is amended to read as follows:

**505.1 Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be **a minimum of six inches** high with a minimum stroke width of 0.5 ~~inch~~inches (12.7 mm). **Fire Chief or designee has the authority to increase the size depending on visibility.** For buildings with individual suites, the suite numbers shall be a minimum of ~~four~~six inches high with a minimum stroke width of 0.5 ~~inch~~inches (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained. **Numbers on the building SHALL be located at the Top Right of the Building. Residential address will remain 4 inches high with a minimum stroke width of 0.5 inches (12.7 mm).**

—SECTION 505 PREMISES IDENTIFICATION is amended to add sections 505.3, 505.3.1 and 505.4 as follows:

**505.3 Multi-Building Complexes.** *Office, industrial and apartment complexes shall be identified by name and number on a display board at the main entry/entrance roadway.*

**505.3.1 Multi-Address Complexes.** *Office and industrial complexes with multiple addresses contained within shall post all addresses so that they are visible from main entry or roadway.*

**505.54 Tenant identification.** *Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.*

**Exception:** Tenant identification is notSection 506.1 Where required, shall read:

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for ~~anchor stores~~ lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be a Knox ® rapid entry system capable of holding the number of keys necessary for operation and access of necessary equipment, doors, and other areas necessary for access as determined and approved by the fire code official. The Knox ® rapid entry system shall be keyed to system code registered for the City.

——— Section 506.1.1 Locks shall read:

**506.1.1 Locks.** Any lock required by the fire code official for access, or where a lock is placed per request of the owner or manager of the business or property, and the area locked is determined by the fire code official to require access; the lock shall be a Knox ® rapid entry system keyed to the system code registered by the City.

SECTION 506 KEY BOXES, is amended to add Sections 506.2.13 Key Box ~~Access and Removal of Keys and Requirement.~~

**506.3 Key Box ~~Location and Contents as follows:~~ Requirement.** The City of Schertz uses Knox Box. To access a box, go to [www.knoxbox.com](http://www.knoxbox.com). Select the City of Schertz and then select from the list. Knox Caps are also required for the Fire Department Connection.

~~**506.2.1 Key Box Access and Removal of Keys.** The Fire Department shall have the only key to the key box. Removal of any key by other than the authorized Fire Department personnel shall be a violation of this Code.~~

~~**506.3 Key Box Location and Contents.** Required key boxes shall be located as follows and as approved by the Fire Marshal:~~

- ~~1. Between eight feet and 10 feet to the side of the main entrance level to the building and near fire riser room, or as approved by the Fire Marshal.~~

~~The key box shall contain designated keys essential to emergency operations including, but not limited to, the following:~~

- ~~1. Elevator keys capable of accessing all floors in the building~~
- ~~2. Stairway keys~~
- ~~3. Fire control station keys~~
- ~~4. Alarm System keys~~

——— ~~Section 507.3 **Fire flow, 1** is amended to read as follows and Section 507.3.1 Fire Flow for Rural Isolated Areas is added to read as follows:~~

~~**507.3 Fire flow.** Fire Flow requirements for buildings or portions of buildings and facilities shall be as per Appendix B of the International Fire Code or other approved method as determined by the Fire Marshal. When utilizing Table C105.1 to determine number and distribution of fire hydrants, and the flow requirement falls between the values on the table, the flow requirement shall be rounded up to meet the higher value.~~

~~Section 507.4~~ Water supply test is amended to read as follows:

**507.4 Water** ~~1 Required water supply test~~. Adequacy of the water supply shall be determined by an approved flow test that is conducted on the fire hydrants nearest the project site unless otherwise approved by the Fire Code Official. The flow test shall be as follows:

1. ~~\_\_\_\_\_~~ The flow test shall have been conducted no more than 12 months prior to the date of construction document submittal to the City of Schertz.
2. ~~\_\_\_\_\_~~ The flow test shall be conducted in accordance with the 2010current edition of NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, and any other applicable local, state, or national standards and/or requirements.
3. ~~\_\_\_\_\_~~ The flow test results shall be submitted with the construction documents.
4. ~~\_\_\_\_\_~~ If the water supply piping is not yet constructed, hydraulic calculations for the proposed piping design shall be submitted. The calculations shall be based on the flow test conducted on the fire hydrants nearest the project site and shall verify that the piping design provides the minimum ~~require~~required fire flow at no less than 25 psi residual. Upon completion of construction and prior to final certificate of occupancy, a flow test shall be conducted to verify the results of the calculations.

Section 507.3 Fire flow is amended to read as follows and Section 507.3.1 Fire Flow for Rural Isolated Areas is added to read as follows:

**507.3 Fire flow.** Fire Flow requirements for buildings or portions of buildings and facilities shall be as per Appendix B of the International Fire Code or other approved method as determined by the Fire \_\_\_\_\_ Chief or designee. When utilizing Table C102.1 to determine the number and distribution of fire hydrants, and the flow requirement falls between the values on the table, the flow requirement shall be rounded up to meet the higher value.<sup>[TP1]</sup>

Section 507.5 Fire Hydrant is amended to add the following:

**507.5.1 Where Required** amended to add the following

Hydrant location must following rules:

1. Hydrant spacing along a water main should not exceed five hundred (500') feet in single-family residential areas or three hundred (300') feet in any non-residential, multifamily dwelling, or heavily congested residential area.
2. Fire Hydrant branch lines shall connect to an 8-inch water main and in no case be longer than one hundred (100') feet.
3. Any new fire hydrant is required to have a hydrant locator type II blue reflector installed in the roadway or fire lane, perpendicular to the hydrant, two feet off centerline. Any new Fire Hydrants must comply with City of Schertz Public Works Guide.

Section 507.5.3 Private fire service mains and water tanks ~~is~~ are amended by adding Section 507.5.3.1 Private fire service main as follows:

**507.5.3.1 Private Fire Service Main, and water tanks.** Private fire mains as used in this Code are the pipe and its appurtenances on private property between Schertz, other public water systems, or other sources of water and the base elbow of private fire hydrants or the rise for automatic sprinkler or standpipe systems. When connected to a public water system, the private fire main begins at a point designated by the public water utility. When connected to a gravity tank or pressure tank, the private fire main begins at the inlet side of the tank check valve.

~~Section 507.5.5 Clear spaces around hydrants is amended to read as follows:~~

**507.5.5 Clear space around hydrants.** A 3-foot (914 mm) clear space, 1.2 Private fire lines shall be maintained around meet the circumference of fire hydrants, except as otherwise required or approved. The clear space around hydrant City's specifications for pipe material and the access to the hydrant will be no more than eight percent slope, trench backfill. See Public Works Design Guide.

1. A Double Check Detector Assembly (DCDA) backflow device will be provided on private fire lines within 100 feet of the City's water main.

2. The DCDA may be installed in a vault if proper consideration is given for drainage and clearance to vault walls for access and repair in accordance with manufacturer's specifications.

Section 507.5 Fire Hydrant Systems is amended by adding Sections 507.5.7 Design Criteria for Water Mains and 507.5.8 Fire Hydrant Installation Criteria as follows:

**507.5.7 Design Criteria for Water Mains.**

1. Where the fire service mains are used to supply required fire hydrants, the mains shall be sized to flow the required fire flow as determined by Section 507.3.

2. Where the fire service mains are used to supply required fire hydrants plus fire sprinkler and/or fire standpipe systems, the mains shall be sized to flow the larger of the fire hydrant flow demand as determined by Section 507.3, the fire sprinkler demand as determined by Section 903.3 or the fire standpipe demand as determined by Section 905.2.

3. The required number of fire hydrants for the fire flow determined by Section 507.3 shall be specified in Appendix C, Table C105.1.

4. When sizing the fire service main, the distribution of the fire flow among the required fire hydrants (as determined by item no. 1 or 2 above) shall be as determined by the Fire Marshal Chief or designee, but in most cases shall have no less than 1,000 gpm GPM at the hydraulically remote fire hydrant with the remaining fire flow equally distributed among the remaining required fire hydrants.

5. Main Size:

5.1— Minimum diameter for public water mains shall be six inches in single-family residential areas and eight inches in all other areas. Larger mains may be required to accommodate fire flow requirements.

5.2— Private fire mains shall be hydraulically calculated.

6.— Water pressure in private fire mains shall not be less than thirty-five pounds per square inch (35 psi) with no hydrants in use. When hydrants are in use supplying the required fire flow, water pressure in the main at the fire hydrant discharge level shall be not less than 25 pounds per square inch (25 psi) residual.

7.— Except for specific requirements of this code, all hydrants and mains required for private protection shall be designed, constructed, and operated in conformance with the local water purveyor's criteria, specifications and regulations for public fire hydrants and mains on public streets and NFPA 24.<sup>[TP2]</sup>

*Section 510.5.3 Acceptance test procedure* is amended to read as follows:

**510.5.3 Acceptance Test Procedures.** ~~When an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to ensure that two-way coverage on each floor of the building is a minimum of 90 percent. Testing will be accomplished by a licensed third party contractor. The test procedure shall be conducted as follows:~~

- ~~1. Each floor of the building shall be divided into a grid of 20 approximately equal test areas.~~
- ~~2. The test shall be conducted using a calibrated portable radio of the latest brand and model used by the agency talking through the agency's radio communications system.~~
- ~~3. Failure of a maximum of two nonadjacent test areas shall not result in failure of the test.~~
- ~~4. In the event that three of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas. Failure of a maximum of four nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 90 percent coverage requirement.~~
- ~~5. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered failure of that test area. Additional test locations shall not be permitted.~~
- ~~6. The gain values of all amplifiers shall be measured and the test measurement results shall be kept on file with the building owner so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building owner shall be required to rerun the acceptance test to reestablish the gain values.~~
- ~~7. As part of the installation a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the signal booster. This test shall be conducted at time of installation and subsequent annual inspections.~~

Section 510 Emergency Responder Radio Coverage is amended to add sections 510.7 *Five Year Test* and 510.8 Qualifications of texting personnel as follows:

~~510.7 Five Year Test. In addition to the annual test, the building owner shall perform a radio coverage test a minimum of once every five years to ensure that the radio system continues to meet the requirements of the original acceptance. The procedure set forth above shall apply to such tests.~~

**510.8510.7 Qualifications of testing personnel.** All tests shall be conducted, documented, and signed by a person in possession of a current FCC general radiotelephone operator license. All test records shall be retained at the inspected premise by the building owner and a copy submitted to the Schertz Fire-Rescue within 30 days of when the test has been conducted. In the event the test shall fail to comply with the minimum requirements of the City, appropriate repairs shall be made, and additional tests conducted until tests meet the minimum requirements of the City. Proof of current license shall be submitted along with third-party testing.

~~Section 901.6 Inspection, testing and maintenance is amended by adding Section 901.6.3 Maintenance Agreement as follows:~~

~~901.6.3 Maintenance Agreement. A maintenance agreement, as defined by Section 202, with a licensed fire protection company shall be provided to the Fire Marshal for each fire protection system at all times. Proof of a maintenance agreement shall be provided during any system acceptance test. Agreements for testing and inspection only as defined by Section 202 shall not be credited with having met this requirement.~~

~~A fire watch will be performed at all times that a system is taken out of service. Except for emergencies, the fire code official shall be given 72 hours notice before a system is voluntarily taken out of service. When, at the discretion of the Fire Chief or his designee, there is a life safety issue, uniformed employees of the Schertz Fire Department or other fire watch personnel as approved by the Fire Chief or his designee shall perform a fire watch. Fire watch personnel shall be provided with at least one approved means for notification to the fire department dispatch and their sole duty shall be to perform constant patrols and watch for safety hazards and occurrences of fire. The cost of the fire watch shall be at the current overtime rate for fire inspections and shall be the sole responsibility of the owner/contractor to pay.~~

### Chapter 7

#### Fire and Smoke Protection Features

Section 703.2 identification of protected openings is added and shall read:

**703.2 Identification of protected openings.** Walls and partitions required to have protected openings (firewalls, fire barriers, fire partitions, smoke barriers, and smoke partitions) shall be permanently identified with signs or stenciling. Such identification shall be above any ceiling or other concealed space. Markings shall be red, in color, with at least four (4) inch letters with one half (½) inch stroke width and shall be spaced so that no more than ten (10) feet is visible without a marking. Markings shall include the phrase, "Fire Barrier, Protect All Openings."

### Chapter 9

#### Fire Protection and Life Systems

~~The fire watch fee shall be paid to the City of Schertz within 30 days before final approval is granted on system work.~~

~~Section 903.1 General is amended by adding Section 903.1.3 High Volume Low Speed Fans in new and existing buildings as follows:~~

~~**903.1.2 High Volume Low Speed Fans in new and existing buildings.** The use of High Volume Low Speed (HVLS) or High Volume Low Velocity (HVLV) fans in fire sprinklered areas of new and existing buildings shall only be permitted as follows:~~

- ~~1. HVLS fans are permitted in rack storage and palletized storage arrangements up to twenty (20) feet in height in buildings with thirty (30) feet or less ceiling clearance, when Early Suppression Fast Response (ESFR) sprinklers are used to protect the storage array.~~
- ~~2. HVLS fans are permitted in light hazard and ordinary hazard occupancies as defined in NFPA 13, Standard for the Installation of Sprinkler Systems.~~
- ~~3. HVLS fans are not permitted in in sprinklered areas with palletized storage greater than twelve (12) feet in height protected by control mode sprinklers.~~
- ~~4. IN all cases, HVLS fans are required to be designed and installed to shut down automatically on any fire alarm signal. This includes automatic shut down upon sprinkler system waterflow alarm or any manual or automatic fire alarm detection device provided in the space.~~
- ~~5. In all cases, the clearance between the HVLS fans and the ceiling sprinklers and the top of storage shall be in compliance with the obstruction and clearance rules of NFPA 13.~~

~~**Exception:** When a technical opinion and report is provided in accordance with Section 104.7.2, the Fire Marshal or his designee shall analyze the opinion and report and may approved the use of HVLS or HVLV fans in additional areas when it is determined that the effectiveness of the fire sprinkler system is not compromised.~~

~~Section 903.2 Where Required is amended to read as follows:~~

- ~~1. An automatic sprinkler system shall be installed throughout all levels of any new Group A (Assembly), B (Business), E (Educational), F (Factory), H (Hazardous), I (Institutional), M (Mercantile), and S (Storage) occupancies of more than 10,000 square feet or where more than two stories in height or where the combined floor area on all floors, including mezzanines exceeds 10,000 square feet, and throughout all R-3 (Residential) occupancies of more than 5,000 square feet or more than two stories in height. The calculated area shall include all occupied space and exclude garage if separated from the resident and its attic space, by one-hour firewall (according to International Building Code ~~2012 ED. Table 719.1 (2))~~2018 ED.) and also exclude any detached building.~~
- ~~2. Such systems shall be in compliance with International Building and Fire Codes and installed in accordance with the most current edition of NFPA 13, NFPA 13D or NFPA 13R, as applicable. If this ordinance is in conflict with the above listed codes then the more restrictive shall prevail.~~
- ~~3. The requirements of this section shall apply to existing buildings as follows:~~

Existing buildings (Except

- ~~A. **903.2.8.1A Group R-3** exceeding 10,000 square feet. Existing buildings, other than Group R-3, with useable floor space exceeding 10,000 square feet, are exempt from automatic sprinkler requirements until such time as:~~
- ~~B. Any addition, renovation, remodeling, or other action results in any increase in useable floor space; or~~
- ~~C. Any renovation or remodeling project involves 25% or more of the building; or~~
- ~~D. Any change in Occupancy Group.~~
- ~~E. Existing buildings (Except Group R-3) 10,000 square feet or less. Existing buildings, other than Group R-3, with useable floor space of 10,000 square feet or less, are exempt from automatic sprinkler system requirements until such time as:~~
- ~~F. The building is modified to increase useable floor space to more than 10,000 square feet; or~~
- ~~G. The occupancy group changes to Group R-3 and useable floor space exceeds 5,000 square feet.~~
- ~~H. Existing Group R-3 buildings exceeding 5,000 square feet. Existing Group R-3 buildings with useable floor space exceeding 5,000 square feet are exempt from automatic sprinkler requirements until such time as:~~
- ~~I. Any addition, renovation, remodeling, or other action results in any increase in useable floor space; or~~
- ~~J. Any renovation or remodeling project involves 25% or more of the building; or~~
- ~~K. The occupancy group changes to other than Group R and useable floor space exceeds 10,000 square feet.~~
- ~~L. Existing Group R-3 buildings 5,000 square feet or less. Existing Group R-3 buildings with useable floor space of 5,000 square feet or less, are exempt from automatic sprinkler system requirements until such time as the building is modified to increase useable floor space to more than 5,000 square feet.~~

*Section 903.2.1 Group A is hereby amended by adding the following exception:*

**Exception:** A one story detached open pavilion consisting of only a roof and supporting columns that meets all of the following criteria shall not require fire sprinklers:

- ~~1. The detached open pavilion is a Group A2, Group A3, or Group A4 Occupancy.~~
- ~~2. The detached open pavilion shall be less than 10,000 ft<sup>2</sup> in area.~~
- ~~3. The detached open pavilion shall be separated from adjacent structures by minimum of 30 feet.~~
- ~~4. The detached open pavilion is open on at least three sides and open a minimum of 50% of the perimeter of the area covered. In order to be considered "open" for the purpose of this exception, an open side shall be at least 50% open with the open area uniformly distributed to prevent the accumulation of smoke and toxic gases.~~
- ~~5. The detached open pavilion shall have a minimum of 300% of the total number of required exits and a minimum of 300% of total exit minimum width or required capacity based upon the occupant load of the pavilion.~~

*Section 903.2.1.3 Group A-3 is hereby amended by adding a condition to read as follows:*

**903.2.1.3 Group A-3. (Single Family Residential)** An automatic sprinkler system shall be provided for fire areas containing Group A-3 in occupancies and intervening floors of the building where one of the following conditions exists: of more than 5,000 square feet or more than two stories in height. The calculated area shall include all occupied space and exclude garage if separated from the resident and its attic space, by one-hour firewall and also exclude any detached building.

1. ~~The fire area exceeds 10,000 square feet (1115 m<sup>2</sup>);~~
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;~~
4. ~~Any Group A-3 occupancy that serves alcohol shall comply with the fire sprinkler requirements for Group A-2 Occupancies in section 903.2.1.2;~~

Section 903.3.7 *Fire Department Connections* is amended to 4 shall read as follows:;

~~The location of fire department connections shall be in accordance with Section 912.2, as amended.~~

~~SECTION 903 AUTOMATIC SPRINKLER SYSTEMS is amended by adding a new exception to Section 903.4 Sprinkler system supervision and alarms and a new Section 903.7 Separation from Non-Sprinklered Areas as follows:~~

~~**Exception:** Valves located outside buildings or in a vault that are sealed or locked in the open position;~~

~~**903.7 Separation from Non-Sprinklered Areas.** Unless otherwise exempted by the 2012 International Building Code (IBC) or 2012 International Fire Code (IFC) or required to be of a higher fire resistive construction by the IBC or IFC, a minimum of one hour fire barrier constructed in accordance with the 2012 International Building Code shall be between~~

~~**903.4 Sprinkler system supervision and alarms.** Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit. With the installation of this fire alarm control unit, section 907.5 will comply for occupancy notification upon activation of the waterflow switch or another initiation device.~~

~~**903.4.1 Monitoring.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, where approved by the fire code official, shall sound an audible signal at a constantly attended location.~~

Section 903.4.2 shall read:

~~**903.4.2 Alarms.** An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler~~

waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Approved device will be an Auto/Visual horn with a different tone that is inside the building.

Section 905.3.9 Building Area is amended to read as follows:

~~\_\_\_\_\_~~ **905.3.9 Standpipes.** In buildings exceeding ten thousand (10,000) square feet in area per story, Class I automatic wet or wet standpipes shall be provided where any portion of the ~~building's~~ building's interior area is more than two hundred feet (~~200~~200') of travel, vertically and horizontally, from ~~\_\_\_\_\_~~ the nearest point of fire department vehicle access.

~~\_\_\_\_\_~~ Exception: Automatic dry and semi-automatic dry standpipes are allowed as provided for in ~~\_\_\_\_\_~~ NFPA 14.

~~\_\_\_\_\_~~ *Section 906.2 General requirements is amended by adding Section 906.2.2 Travel distance as follows:*

~~906.2.2 Travel distance.~~ Travel distance is calculated from a point in the occupancy to the location of fire extinguisher located on the same floor level in accordance with the maximum distances listed in Table 906.3(1) or Table 906.3(2).

Travel distance is calculated per floor when determining travel distance to a fire extinguisher in multi-story buildings.

~~\_\_\_\_\_~~ SECTION 906 PORTABLE FIRE EXTINGUISHERS is amended by adding Section 906.5.1 Conspicuous Locations in Group R occupancies as follows:

**906.5.1 Conspicuous Locations in Group R occupancies.** In addition to other areas listed herein or in NFPA10, fire extinguishers in R occupancies may also be placed in any of the following ~~location~~locations to satisfy the requirements:

1. ~~\_\_\_\_\_~~ On a wall in the unit; or
2. ~~\_\_\_\_\_~~ Inside a closet or pantry as long as if the door has a label indicating that there is a fire extinguisher inside; or
3. ~~\_\_\_\_\_~~ Inside a mechanical closet as long as if the door has a label indicating that there is a fire extinguisher insider; or
4. ~~\_\_\_\_\_~~ Inside storage closets as long as if the door has a label indicating that there is a fire extinguisher insider and there is no locking device on the door that requires a key or combination to open it.

~~\_\_\_\_\_~~ Section 907.1 *General* is amended *by adding Section 907.1.4 Testing to add requirement of Fire Alarm Systems as follows:*

~~**Section 907.1.4 Testing of Fire Alarm Systems.** The following are required at panel SHALL describe the time of fire alarm acceptance testing unless approved by location of the Fire Marshal or his/her designee:~~

- ~~1. The written statement required by NFPA 72, section 4.5.1.2~~
- ~~2. A copy of the Record of Completion as required by NFPA 72, section 4.5.2.1~~
- ~~3. A copy of the Texas Department of Insurance Fire Alarm Installation Certificate~~
- ~~4. Approved plans bearing the original stamp and signature of the fire alarm plan reviewer~~
- ~~5. Original permit is on site.~~
- ~~6. Proof of current licensing of the technician performing the tests.~~
- ~~7. Written approvals from the AHJ if partial installation inspections are requested by the contractor or technician.~~
- ~~8. Site specific software for software based systems.~~
- ~~9. Written sequence of operation.~~
- ~~10. All testing equipment necessary to conduct the test (i.e. decibel meter, flashlight, intelligibility meter, etc)~~

~~**Section 907(IFC-2012) Fire alarm and detection Systems** is amended by adding an exception to **Section 907.2.3 (IFC-2012) Group E, (Educational).**~~

~~**Exception:** Group E occupancies housed in one room with an occupant load of less than 50.~~

~~**Section 907.2.8.2 Automatic smoke detection system** is hereby amended to read as follows:~~

~~**907.2.8.2 Automatic smoke detection system.** An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed throughout all interior corridors serving sleeping units. The automatic smoke detection system requirement is metactivation.~~

~~**Addressable panels only** by the installation of smoke or beam detectors whenever possible. If environmental conditions do not allow the installation of smoke detectors, fire alarm heat detectors may be used on a limited basis when approved by the fire code official. **allowed within the City of**~~

~~**Schertz.**~~

~~Exception: An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.~~

~~**Section 907.2.9.1 Manual Fire Alarm System** is hereby amended to repeal exception 2.~~

~~**Section 907.2 Where required new buildings and structures** is amended by adding **Section 907.2.24 High Occupant Load** as follows:~~

~~**907.2.24 High Occupant Load.** In addition to the requirements listed in other sections of this Code, any occupancy having an occupant load of 1000 or more shall be provided with a manual fire alarm system.~~

Exception: Open Parking Garages

Section 907.3.5 Fire Alarm Systems - Emergency Control is hereby added to read as follows:

**907.3.5 Fire Alarm Systems - Emergency Control.** At a minimum, the following functions, where provided, shall be activated by the fire alarm system:

1. — \_ Elevator capture and control in accordance with ASME/ANSI A17.1b, Safety Code for Elevators and Escalators.
2. — \_ Release of automatic door closures and hold open devices.
3. — \_ Stairwell and/or elevator shaft pressurization.
4. — \_ Smoke management and/or smoke control systems.
5. — \_ Initiation of automatic fire extinguishing equipment.
6. — \_ Emergency lighting control.
7. — \_ Unlocking of doors.
8. — \_ Emergency shutoff of gas and fuel supplies that may be hazardous provided the continuation of service is not essential to the preservation of life.
9. — \_ Emergency shutoff of audio systems for sound reinforcement or entertainment (i.e., music systems, systems for announcement and broadcast which are separate from public address systems) provided that such systems are not used to issue emergency instructions.
10. — \_ Emergency shutoff of systems used for the creation of displays or special effects (i.e., lighting effects, laser light shows, projection equipment)

11. HVLS Shut down

Section 907.4.2.1 Location is amended to add an exception:

**907.4.2.1 Location.** ~~Manual fire alarm boxes shall be located not more than 5 feet (1524 mm) from the entrance to each exit. Additional manual fire alarm boxes shall be located so that travel distance to the nearest box does not exceed 200 feet (60 960 mm).~~ Just add the exception along with verbal within the IFC.

Exception: Where construction of the building prohibits the proper installation of a manual fire alarm box (e.g., glass walls, interior brick or rock walls), a manual fire alarm box shall be allowed to be located in the normal path of egress, where approved by the Fire ~~Marshal~~ Chief or his/her designee.

~~Section 907.5.1 Presignal feature, is amended to read as follows:~~

~~907.5.1 Presignal features and positive alarm sequences. A Presignal feature or Positive Alarm Sequence as defined in NFPA 72 shall not be installed unless approved by the fire code official and~~

~~the fire department. Request to use a Presignal feature or a Positive Alarm Sequence must be submitted in writing to the Fire Marshal and approval granted before installation. Where a Presignal feature or Positive Alarm Sequence is provided, a signal shall be annunciated at a constantly attended location approved by the fire department, in order that occupant notification can be activated in the event of fire or other emergency. When approved by the fire code official, the Presignal feature or Positive Alarm Sequence shall be implemented in accordance with the requirements of NFPA 72.~~

~~Section 907.5.2.1 Audible alarms is amended by adding Sections 907.5.2.1.3 Testing of Audible Alarms in occupancies other than group R and 907.5.2.1.4 Testing of Audible Alarms in Group R occupancies as follows:~~

~~**907.5.2.1.3 Testing of Audible Alarms in occupancies other than group R.** Audibility levels for all occupancies other than Group R shall be in accordance with the public mode requirements of NFPA 72, and shall be tested utilizing the following criteria:~~

- ~~1. A UL listed sound pressure level meter, which has been calibrated within the last calendar year, and supplied by the fire alarm system installing contractor, shall be utilized to obtain readings. The audiometer will be held five feet above floor, pointed in the direction of the audible device.~~
- ~~2. All doors within the occupancy, including bathroom doors and balconies, shall be in the closed position.~~
- ~~3. Levels shall be taken in the most remote areas of the occupancy first, including bathrooms and balconies.~~
- ~~4. Initial readings to confirm the average ambient sound level in each area shall be taken.~~
- ~~5. The fire alarm system shall be activated and readings in the tested areas shall be retaken and compared with the requirements.~~

~~**907.5.2.1.4 Testing of Audible Alarms in Group R occupancies.** Audibility levels for all Group R occupancies shall be in accordance with the requirements of Section 907.5.2.1.1, and shall be tested utilizing the following criteria:~~

- ~~1. A UL listed audiometer sound pressure level meter, which has been calibrated within the last calendar year, and supplied by the fire alarm system installing contractor, shall be utilized to obtain readings. The audiometer will be held five feet above floor, pointed in the direction of the audible device.~~
- ~~2. All doors within the occupancy, including the bathroom and balcony doors shall be in the closed position.~~
- ~~3. Ambient sound level shall be established with the television set at 50 percent of maximum volume, showers running, bathroom exhaust systems running, and air conditioning units running.~~
- ~~4. Levels shall be taken in the most remote area of the dwelling or sleeping unit first, including bathrooms and balconies.~~
- ~~5. Initial readings to confirm the ambient sound level in each area shall be taken.~~
- ~~6. The fire alarm system shall be activated and readings in the tested areas shall be retaken and compared with the requirements.~~

**907.5 Occupant notification systems. Delete the exception.**

907.5 Occupant notification systems. A fire alarm system shall annunciate at the fire alarm control unit and shall initiate occupant notification upon activation, in accordance with Sections 907.5.1 through 907.5.2.3.3. Where a fire alarm system is required by another section of this code, it shall be activated by:

1. Automatic fire detectors.
2. Automatic sprinkler system waterflow devices.
3. Manual fire alarm boxes.
4. Automatic fire-extinguishing systems.

Section ~~912.3.1 Locking~~ 2 Location add to section 912.2: Fire Department Connection ~~Caps is amended to read as follows:~~

~~SECTION 912 FIRE DEPARTMENT CONNECTIONS is amended by adding Section 912.2 Fire Department Connections & Section 912.7 Fire Department Connections as follows:~~

Section 912.2 (IFC 2012) Fire Department Connections. "With respect to hydrants, driveways, buildings and landscape, fire department connections shall be so located that fire apparatus and hose connections to supply the system will not obstruct access to the building for other fire apparatus. Fire department connections shall be located not more than 120 feet and no closer than 30 feet from the nearest fire hydrant connected to an approved water supply and shall be approved by the fire marshal."

912.7 Fire Department Connections. 3 Location: Sprinkler system and standpipe fire department hose connections shall be as follows:

1. Within forty (40) feet of a public street, approved fire lane, or access roadway.
2. Within one hundred (120) feet of an approved fire hydrant as measured per hose lay criteria in Section 507.5.1.2, except for R-2 Apartments in which the fire department connection shall be within 500 feet of an and approved fire hydrant measured per hose lay criteria in Section 507.5.1.2 by the Fire code official.
3. Minimum of two (2) feet above finished grade and a maximum of four (4) feet above finished grade for standard inlets and minimum of 30 inches at lowest point above finished grade and maximum of four (4) feet above finished grade for the five inch "Stortz" fire (5) inlet;
4. The Fire Code Official code official shall approve the location of any freestanding fire department connections. Freestanding FDCs must be physically protected against impact per the requirements of Section 312 or other approved means.
5. Where provided, the five-inch "StortzStorz" inlet shall be installed at a 30-degree angle pointing down.
6. Fire department connections for H occupancies will be freestanding remote and located as determined by the Fire Code Official; and.

———7. Where required in automatic or manual fire sprinkler or standpipe systems, fire department connections shall be provided with

8. Fire department connection(s) shall be located on the main entrance side of the building and within 100 feet of a fire hydrant.

**912.2.4 Fire Department Connection.** “With respect to hydrants, driveways, buildings and landscape, fire department connections shall be so located that fire apparatus and hose connections to supply the system will not obstruct access to the building for other fire apparatus. Fire department connections shall be located not more than 120 feet and no closer than 30 feet from the nearest fire hydrant connection to an approved water supply and shall be approved by the Fire Chief or designee.”

Section 912.5 Signs add to section:

**912.5 Signs.** An additional metal sign with dimensions ten (10) inches wide and eight (8) inches in height shall be posted not more than 72 and not less than 48 inches from the bottom of the sign to grade level and within 6 feet of the fire department connection. This additional sign shall have a white reflective background and have the letters "FDC" in red reflective material and be permanently affixed to a wall or post. The letters shall be at least 4 inches in height and a ½ inch stroke width.

## Chapter 10 Means of Egress

SECTION 1003 GENERAL MEANS OF EGRESS is amended by adding Section [B]1003.8 Special Provisions as follows:

**[B]1003.8 Special Provisions.** Rooms in E occupancies used for kindergarten or daycare, children five or under, classified as an E occupancy shall not be located above or below the first story.

Exceptions: 1. Basements or stories are having floor levels located within four feet, measured vertically, from the adjacent ground level at the level of exit discharge, provided.

1. ~~Basements or stories having floor levels located within four feet, measured vertically, from adjacent ground level at the level of exit discharge, provided~~

~~Section [B] 1006.3 Emergency power for illumination is amended by adding Section 1006.3. Section 1008.2 Illumination in Group E as follows~~ is added, and shall read:

**1006.3.2 Illumination in Group E.** ~~Group E occupancies shall have emergency lighting in interior stairs, corridors, window less areas with student occupancy, shops, and laboratories.~~

~~Section 1008.1.9.4 Bolt Locks~~ is amended by removing exceptions 3, 4, and 5 to read as follows:

**1008.1.9.4 Bolt Locks.** ~~Manually operated flush bolts or surface bolts are not permitted.~~

———Exceptions:

- ~~1. On doors not required for egress in individual dwelling units or sleeping units.~~
- ~~2. Where a pair of doors serves a storage or equipment room, manually operated edge or surface mounted bolts are permitted on the inactive leaf.~~

~~Section 1103.2 Emergency responder radio coverage in existing buildings is amended to read as follows:~~

~~**1103.2 Emergency responder radio coverage in existing buildings.** Existing buildings that do not have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building, shall be equipped with such coverage according to one of the following:~~

- ~~1. Emergency responder radio coverage as required in section 510 of this code is installed within a time frame established by the adopting authority.~~
- ~~2. An approved alternative method of emergency responder communication within the building is provided within a time frame established by the adopting authority.~~

~~Section 1103.8.2 Interconnection is amended by altering the two exceptions as follows:~~

~~**1103.8.2 Interconnection.** Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.~~

~~**Exceptions:**~~

- ~~1. Interconnection is not required in buildings that are not undergoing alterations.~~
- ~~2. Smoke alarms in existing areas are not required to be interconnected where alterations do not result in the removal of interior wall or ceiling finishes exposes the structure.~~

~~Section 1103.8.3 Power source is amended by adding one new exception as follows:~~

~~**1103.8.3 Power source.** Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.~~

~~**Exception:**~~

- ~~1. In all R-2 occupancies, smoke alarms are permitted to be solely battery operated if added to comply with 1103.8.~~

~~SECTION 2301 GENERAL is amended by adding Section 2301.7 Portable Service Stations as follows:~~

~~**2301.7 Portable Service Stations:**~~

- ~~1. No person shall own, operate or maintain a tank used for the storage of flammable liquids maintained on skids or a similar type stand which is designed or intended to be used for dispensing flammable liquids into the fuel tanks of motor vehicles owned by the public.~~

2. ~~The foregoing provisions of this article are intended to prohibit the use of so called portable service station or similar units constructed to dispense flammable liquids to the motoring public and designed so that the unit can be easily picked up and moved.~~

**1008.2 Illumination required**<sup>[TP3]</sup>. The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied. Public restrooms equipped for handicap use shall have a minimum of one emergency fixture to provide one foot-candle of illumination throughout the restroom to the point of discharge into the exit pathway. School classrooms shall have one emergency light at or near the primary or secondary exit door(s) that shall illuminate the egress door from the classroom side of the exit.

**1010.1.9.5 Bolt locks.** Delete exceptions; #3, #4, and #5.

## **Chapter 11**

### **Construction Requirements For Existing Buildings**

**1103.5.1 Group A-2.** Where alcoholic beverages are consumed in a Group A-2 occupancy having an occupant load of 300 or more, the fire area containing the Group A-2 occupancy shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. Amended by adding 3 years to complete compliance from date of fire code being in passed.

## **Chapter 23**

### **Motor Fuel-Dispensing Facilities and Repair Garages**

Section 2303.2 ~~Emergency disconnect switches is hereby amended as follows:~~

~~**2303.2 Emergency disconnect switches.** An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an *approved* location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel dispensing operations, the emergency disconnect switch shall be installed at an *approved* location. Such devices shall be distinctly *labeled* as; EMERGENCY FUEL SHUTOFF. Signs shall be provided in *approved* locations and be a minimum of 18 inches high and 24 inches wide.~~

~~**Section 2303.2.1.2** Additional Emergency disconnect switches for attended self-service, is hereby added as follows:~~

~~**2303.2.1.2 Additional emergency disconnect for attended self-service.** Attended facilities shall have an additional emergency disconnect switch located inside the building for ~~attendance~~ *attendant* use at a location approved by the fire code official.~~

~~**Section 2306.2.1.1 Inventory Control for underground tanks** is amended to read as follows:~~

#### ~~**2306.2.1.1 Inventory Control for underground tanks.**~~

- ~~Accurate daily (normal working days only) inventory records shall be maintained and reconciled on all Class I, II or III-A liquid storage tanks for indication of possible leakage from tanks or piping. The records shall be made available for inspection by the Fire Marshal, and shall include, as a minimum, records showing by product: daily reconciliation between sales, use, receipts, and inventory on hand. If there is more than one system consisting of a tank(s), serving pump(s), or dispenser(s) for any product, the reconciliation shall be made separately for each tank system.~~

1. ~~Daily inventory shall be maintained for each tank system at each location by the operator. The inventory records shall be kept for a minimum of the past 12 months at the premises.~~
2. ~~Inventory shall be based on the actual daily measurement and recording of tank product and water levels and the daily recording of actual sales, use and receipts. Daily measurements shall be made by gauge, gauge stick or by readout from an automated gauging system. The inventory records shall include a daily compilation of gain or loss. The mere recording of pump meter reading and product delivery receipts shall not constitute adequate inventory records.~~
3. ~~The operator of the location shall be held responsible for notifying the owner or person(s) in control of the facility to take action to correct any abnormal loss or gain not explainable by spillage, temperature variations or both causes.~~
4. ~~The Fire Marshal may require the operator of an underground tank storage system to test the system for tightness, at the operator's expense, when accurate daily inventory records have not been maintained as required or when in his judgment conditions indicate possible leakage of product from the location of such tanks.~~
5. ~~The Fire Marshal may require copies of Class I, II and III A liquid storage tank inventories, deliveries or receipt of product sales and dip gauge stick readings or other control measures in addition to copies of any tank tightness or line leakage test results from the station operator, agent, or terminal management.~~
6. ~~When a service station tank is found to be leaking, its contents shall be removed immediately. If any investigations or tests indicate the source of such loss, the owner shall take immediate action to correct the system failure and remove dangerous spillage from the environment.~~
7. ~~The Fire Marshal may order the closure of a Service Station by barricading if necessary and the emptying of contents from storage tanks should the operator of a service station be unwilling to cooperate with the Fire Department during the search for the source of such leakage or should the Fire Marshal determine that a hazardous condition exists that merits such action.~~

Section 2306.2.3 Above-ground tanks located outside, above grade, is amended by adding Sections 2306.2.3.1 Inspections, 2306.2.3.2 Required Access, and 2306.2.3.3 Fire Hydrant Access as follows:

**2306.2.3.1 Inspections.** *An inspection of the installation shall be conducted prior to loading the tank with fuel.*

**2306.2.3.2 Required Access.** *Fire apparatus access roads shall be provided for every aboveground storage tank. The aboveground storage tank shall not be more than 150 feet from fire apparatus access roads as measured by an approved route.*

~~**2306.2.3.3 Fire Hydrant Access.** *A minimum of one fire hydrant shall be provided for every aboveground storage tank. The aboveground storage tank shall not be located more than 500 feet from a fire hydrant as measured by an approved route.*~~

### Chapter 33

#### Fire Safety During Construction and Demolition

Section 3301.3 Address numbers, ~~is~~ are added to read as follows:

**3301.3 Address numbers.** Buildings under construction shall place address numbers and/or building numbers in a position that is plainly legible and visible from the street or road fronting the property with minimum ~~six-inch numbers.~~

Section 3314.3 Furniture, Fixtures, and Equipment ~~is~~are hereby added as follows:

**3314.3 Furniture, Fixtures, and Equipment.** *In buildings where an automatic sprinkler system is required, furniture, fixtures, and equipment shall not be stored in the building until the system has been tested and approved by the fire code official and monitoring of the system is active.*

Exception: As approved by the fire code official.

~~Chapter 52 COMBUSTIBLE FIBERS is hereby amended by adding section 5206 Construction and Protection Requirements as follows:~~

**5206 Construction and Protection Requirements:**

- ~~1. Handling and storage of large quantities of waste paper, rags, or other combustible materials shall not be allowed in a building of any type in excess of 1500 square feet area unless the building is protected with an approved automatic sprinkler system.~~
- ~~2. Handling and storage building for waste paper, rags or other combustible materials shall not exceed one story in height unless of Type I construction and fully protected with approved automatic sprinkler system.~~
- ~~3. No loose waste paper, rags, trash or rubbish of any kind, or similar combustible materials shall be allowed on the premises on the outside of any building.~~
- ~~4. Bales, waste paper, rags, and other combustibles in baled lots shall be stored in buildings. Said buildings shall be required to have aisles when 25,000 cubic feet or more of such materials are stored. Baled materials, if stored outside of buildings, shall not be stored within 25 feet of any building. EXCEPTION: Baled materials may be stored within 25 feet of a building's outside wall when a wall sprinkler curtain is provided on the building.~~

~~Section 5003.4.1 Material Safety Data Sheet Submittal is added to read as follows:~~

~~**5003.4.1 Material Safety Data Sheet Submittal.** The Fire Marshal may require that information on the nature of any and all potentially hazardous material be submitted to the Fire Department on the Standard Material Safety Data Sheet provided by the U.S. Department of Labor Occupational Safety and Health Administration.~~

~~Section 5601.1.3.1 Unlawful Possession of Fireworks, 5601.1.3.2 Instigating or Aiding a Minor to Violate the Ordinance Prohibiting Fireworks, and 5601.1.3.3 Summons to be issued for Violation of Fireworks Ordinance are added to read as follows:~~

~~**5601.1.3.1 Unlawful Possession of Fireworks.** It shall be unlawful for any person to have, keep, store, sell, offer for sale, give away, use, transport or manufacture fireworks or pyrotechnics of all kinds in any quantity, within the corporate limits of the City.~~

~~It shall be unlawful for any person to store or manufacture fireworks or pyrotechnics of all kinds in any quantity area extending 5000 feet beyond the City limits.~~

~~**Packaged or unopened fireworks cannot be confiscated.**~~

~~**Exception:** A state or federally licensed importer or distributor established within said 5000 foot area prior to the enactment of this section and using area for storage or for distribution to governmental agencies or federal or state licensees or permittees.~~

~~**5601.1.3.3 Summons to be issued for Violation of Fireworks Ordinance.** A summons or notice to appear in answer to a charge of illegal possession or use of fireworks in violation of this section specifying the location of such violation, the date and time of such violation, and the name and address of the offender, may be issued by any Police Officer, Arson Investigator, Fire Inspector or by any Firemen who has been assigned to citation duties by the Fire Chief.~~

~~**Packaged or unopened fireworks cannot be confiscated.**~~

## Chapter 56 Explosives and Fireworks

Section 5601.2 Permit required is amended by adding new Section 5601.2.6 Prohibited Explosives as follows:

**5601.2.6.3.1 Prohibited Explosives.** It shall be unlawful for any person to have, keep, store, sell, offer for sale, give away, use, ~~transport~~ or manufacture any of the explosives listed in Section 5601.3 any quantity, within the corporate limits of the City, or to store, sell, use or offer for sale such explosives within ~~5000 feet beyond~~ the City limits unless, authorized by the Fire ~~Marshal~~ Chief.

~~*Section 5704.2.12.2 Testing of underground tanks is amended to read as follows:*~~

~~**5704.2.12.2 Testing of underground tanks.** Before being covered or placed in use, tanks and piping connected to underground tanks shall be tested for tightness in the presence of the fire code official. Piping shall be tested in accordance with Section 5703.6.3. The system shall not be covered until it has been approved.~~

~~Each tank shall be tested for tightness hydrostatically or pneumatically at not less than three pounds per square inch or not more than five pounds per square inch for 60 minutes. Pneumatic testing shall not be used on a tank containing flammable or combustible liquids or vapors.~~

~~*Section 5704.2.12.2 Testing of underground tanks is amended by adding Sections 5704.2.12.2.1 Existing Tanks and Piping and 5704.2.12.2.2 Alternate Test Method as follows:*~~

~~**5704.2.12.2.1 Existing Tanks and Piping.** Existing underground storage tanks and piping shall be tested for leakage every five years at the owner's or operator's expense or when the Fire Marshal has reasonable cause to believe a leak exists. A log or record shall be kept and the log shall be made available for inspection by the Fire Marshal when requested. Notice of test shall be provided in writing to the Fire Marshal by the owner or operator.~~

~~*Appendix D FIRE APPARATUS ACCESS ROADS is hereby amended to read as follows:*~~

~~**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all the following criteria:~~

- ~~1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 14 feet.~~

——(Ord. No. 05-C-19, § 2(7-14), 5-3-2005; Ord. No. 15-C-21 , §§ 1, 2, 8-4-2015)

### Appendix C Fire Hydrant Locations and Distribution

The use of this section will apply; however, the distances will need to comply with section 507.5.1 Where required. Whichever section is more stringent.

### Appendix D Fire Apparatus Access Roads

Appendix D FIRE APPARATUS ACCESS ROADS is hereby amended by amending section D106.3 Separate Access Roads to read as follows:

**D106.3 Separate Access Roads.** The requirement for two separate and approved fire apparatus access roads are met with the following conditions:

- 1.——\_A minimum of two separate entrances into the complex ~~are~~is made from the street or public way.
- 2.——\_The distance between the two entrances are equal to not less than one half the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, as per ~~2012~~2018 IFC, section D104.3.

Exception: Where it is physically impossible to be one half the diagonal dimension apart, the access road will be approved if the following conditions are met:

- a.——\_The two separate fire apparatus access road must be separated as far as physically and practically possible.
- b.——\_The two separate entrances must be a minimum of 150 feet apart measured in a straight line between accesses.
- 3.—\_The two separate entrances ~~are allowed to can~~ share a common path of travel on the complex site so long as a blockage in any one area of this path does not block access from both the primary and secondary access simultaneously. The two separate entrances can share a common path of travel on the complex site so long as a blockage in any one area of this path does not block access from both the primary and secondary access simultaneously. ~~The two separate entrances are allowed to share a common path of travel on the complex site so long as blockage in any one area of this path does not block access from both the primary and secondary access simultaneously.~~ Each of the two separate fire apparatus roads shall meet the requirements of the ~~2012~~2018 IFC, section 503, Fire Apparatus Access Roads.

~~Article VI — LIFE SAFETY CODE is amended to read.~~

~~Section 30-101 Life Safety Code Adopted.~~

~~NFPA 101, Life Safety Code, 2015 Edition, as amended, revised and corrected, including all future editions, revisions, amendments and corrections, published by the National Fire Protection Association (NFPA), one (1) copy of which is on file with the city secretary, is hereby adopted and incorporated by reference as the Life Safety Code of the City of Schertz subject to and including by reference such amendments as herein shall appear. NFPA 101, Life Safety Code, 2015 Edition, shall be used in conjunction with the International Fire Code, 2012 Edition.~~

~~**Section 3.** Any person, firm, corporation or agent who shall violate a provision of this chapter, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish, or move any structure, electrical, gas, mechanical or plumbing system in violation of the detailed statement or drawings submitted and permitted thereunder, shall be guilty of a misdemeanor. Such persons shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed or continued, and upon conviction of any such violation such person shall be punished by a fine of not more than five hundred dollars (\$500.00) for each offense unless said violation is a violation of a regulation governing fire safety or public health and sanitation then by a fine of not more than \$2,000.00 for each offense. All such violations shall be prosecuted in accordance with Section 1-8 General penalty for violations of Code of Ordinances; continuing violations of the Schertz Municipal Code of Ordinances.~~