

ORDINANCE NO. 21 -C-09

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE CODE OF ORDINANCES OF THE CITY OF SCHERTZ CHAPTER 30, FIRE PREVENTION AND PROTECTION BY AMENDING EXISTING INTERNATIONAL CODES AND ADOPTING NEW INTERNATIONAL CODES; PROVIDING FOR A PERIOD OF COMPLIANCE FOR CERTAIN PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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 TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE.

WHEREAS, the Texas Local Governmental Code empowers the cities to enact fire codes and regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, the regulation of fire safety codes by the City of Schertz (the “City”) is necessary to protect the public health and welfare; and

WHEREAS, the City Council of the City desires to protect the safety and welfare of the citizens of the City through regulation of construction activities fire safety compliance in the City; and

WHEREAS, the City has previously adopted multiple international codes; and

WHEREAS, more recent international codes have been adopted by the International Code Committee; and

WHEREAS, City Staff has undertaken a review of the newly adopted international codes as compared to the City’s existing codes; and

WHEREAS, City Staff recommends adopting the international codes provided for herein along with certain amendments; and

WHEREAS, City Staff presented the international codes provided for herein along with their amendments to the Building and Standards Commission on March 1, 2021 and

WHEREAS, the Building and Standards Commission voted to recommend approval of the provisions regulating construction activities set forth herein at the Building and Standards Commission meeting on March 1, 2021; and

WHEREAS, the City Council has determined that the regulation of construction activities and fire safety compliance in the City, as set forth herein, is in the best interests of the City.

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

Section 1. Chapter 30, “Fire Prevention and Protection” of the Code of Ordinances, City of Schertz, Texas, Articles IV, V and VI are hereby amended as set forth herein and in the attached Exhibit A.

Section 2. Those existing structures affected by the requirement established by thru the adoption of Fire Code Section 1103.5.1 Group A-2 which will require that, 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; shall be allowed three (3) years to achieve compliance or seek an applicable variance, from the effective date of this ordinance.

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 two thousand dollars (\$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.

Section 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 5. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 6. That all rights and privileges of the City are expressly saved as to any and all violations of the provision of any ordinances repealed by this ordinance which have accrued at the time of the effective date of this Ordinances; and, as to such accrued violation and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts..

Section 7. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 8. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the

public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 9. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

PASSED ON FIRST READING, the 23rd day of March, 2021.

PASSED, APPROVED and ADOPTED ON SECOND READING, the 6th day of April, 2021.

CITY OF SCHERTZ, TEXAS

Mayor, Ralph Gutierrez

ATTEST:

City Secretary, Brenda Dennis

(CITY SEAL)

EXHIBIT A

THE CITY CODE OF THE CITY OF SCHERTZ TEXAS IS HEREBY AMENDED AS FOLLOWS:

ARTICLE IV. FIREWORKS CODE.

Section 30-64. – Fireworks prohibited *[is hereby amended as stated below]*

(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.

(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 hereby amended as stated below]*

The International Fire Code, 2018 Edition (IFC-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, 2018 Edition (IFC-2018) *[is hereby amended as stated below]*

CHAPTER 1

SCOPE AND ADMINISTRATION

Section [A] 101.1 *[is hereby amended as stated below]*

101.1 Title. These regulations shall be known as the Fire Code of City of Schertz, hereinafter referred to as "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:

104.1.1 Authority of the Fire Chief. 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. The Fire Chief may delegate his power to any member of the Schertz Fire Department.

104.1.2 Additional Duties and Police Powers of Schertz Fire Department Members. Additional Duties required or prescribed for the Schertz Fire Department in connection with their regular functions when the order of the City Manager. In the case of riots, floods, or other public emergencies or catastrophes. Or the public danger of any sort and all fires by order of the Fire Chief, Assistant Chief, Division Chief, Battalion Chief, 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. 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:

104.3.2 Photographic Documentation. Member(s) of the Schertz Fire 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 records to be used by the Schertz Fire 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:

105.4.2.2 Occupancy Classification Letter. 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. Warehousing or storage
2. Retail including rack display of products
3. Hazardous material storage and/or use
4. Manufacturing

The Occupancy Classification Letter is required to be submitted.

1. with the building permit submittal documents when seeking a building permit,
2. to the Fire Inspector during a Certificate of Occupancy inspection, or
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 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.

[A] 105.7.16 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 110.4 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:

111.2.1 Removal of Occupants if Occupancy Load has exceeded. Any member of the Schertz Fire is authorized to have occupants at a location to be removed when actual occupancy exceeds the permitted or posted occupant load.

[A] 112.4 Failure to 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 liable to a fine of not less than \$ 200.00 or more than \$ 2000.00.

CHAPTER 2

DEFINITIONS

Section 202 *[Add to definitions in section 202]:*

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

FIRE WATCH Qualified individuals approved by the Fire 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.

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.)."

Whenever the word "JURISDICTION" is used in the International Fire Code, it shall be held to mean the City of Schertz, Texas.

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 are amended by deleting exception 2 and 3 and renumbering as follows:

308.1.4 Open-flame cooking devices. 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.

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

311.2.2 Fire protection. Exception 3 shall read: Where approved by the fire code official, fire alarm and sprinkler systems are permitted to be placed out of service in seasonally occupied buildings: that will not be heated; where fire protection systems will be exposed to freezing temperatures; where fire areas do not exceed 10,000 square feet (1115 m²); and that do not store motor vehicles or hazardous materials.

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. A roll call by classes outside the structure; and
 - c. Doors to be closed as each area is evacuated;
3. In a manner simulating fire 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.

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 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 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 Chief or designee."

Section 503.2.1 Dimensions [*shall read:*]

503.2.1 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 match the required clear width.

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

503.2.4 Turning radius, [*shall read:*]

503.2.4 Turning radius. 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 more than 30 degrees.

Section 503.2.5 Dead Ends [*shall read:*]

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 [*shall read:*]

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

Section 503.2.8 Angles of approach and departure [*shall read:*]

Section 503.2.8 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 [*is added and shall 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.

SECTION 503 FIRE APPARATUS ACCESS ROADS is amended by adding Sections 503.7 Fire 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 Authority to Designate Fire Lanes. The Fire 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 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.

503.8 Summons to be Issued for Parking Violation. Violation(s) may be issued by any police officer, or Certified Fire Inspector with Schertz Fire. 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 business, theater, 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 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 [*shall read:*]

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 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 six inches high with a minimum stroke width of 0.5 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 [*shall read:*]

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

505.4 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.

Section 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 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 506.3 Key Box Requirement.

506.3 Key Box Requirement. The City of Schertz uses Knox Box. To access a box, go to www.knoxbox.com. Select the City of Schertz and then select from the list. Knox Caps are also required for the Fire Department Connection.

Section 507.1 Water supply test [*shall read:*]

507.1 Required water supply. 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 current 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 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.

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 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.

507.5.3.1.2 Private fire lines shall meet the City's specifications for pipe material and 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 Chief or designee, but in most cases shall have no less than 1,000 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.

Section 510 Emergency Responder Radio Coverage is amended to add sections 510.7 Qualifications of texting personnel as follows:

510.7 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 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.

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

Section 903.2 Where Required is amended to read as follows:

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 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-2018 ED.) and also exclude any detached building. Requirements of this section shall apply to existing buildings if there is a change of occupancy type/use, an increase in square footage/occupant load that exceeds section requirements or a remodel/renovation involving more than 25% of the building.

903.2.8.1A Group R-3 (Single Family Residential) An automatic sprinkler system shall be provided in 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 and also exclude any detached building.

Section 903.4 shall read:

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 interior area is more than two hundred feet (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 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 locations to satisfy the requirements:

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

Section 907.1 amended to add requirement of Fire Alarm panel SHALL describe the location of the activation. Addressable panels only allowed within the City of Schertz.

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. 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 Chief or designee.

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 912.2 Location add to section 912.2: Fire Department Connection

912.2.3 Location: Sprinkler system and standpipe fire department connections shall be:

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 and approved 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 fire (5) inlet;
4. The Fire code official shall approve the location of any freestanding fire department connections.
5. Where provided, the five-inch "Storz" 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.

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.

Section 1008.2 Illumination in Group E is added, and shall read:

1008.2 Illumination required. 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 23

Motor Fuel-Dispensing Facilities and Repair Garages

Section 2303.2.2 Additional Emergency disconnect switches for attended self-service, is hereby added as follows:

2303.2.2 Additional emergency disconnect for attended self-service. Attended facilities shall have an additional emergency disconnect switch located inside the building for attendant use at a location approved by the fire code official.

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.

Chapter 33

Fire Safety During Construction and Demolition

Section 3301.3 Address numbers 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 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 56

Explosives and Fireworks

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

5601.3.1 Prohibited Explosives. It shall be unlawful for any person to have, keep, store, sell, offer for sale, give away, use, 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 the City limits unless, authorized by the Fire Chief.

(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 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 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 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. Each of the two separate fire apparatus roads shall meet the requirements of the 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, 2018 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, 2018 Edition, shall be used in conjunction with the International Fire Code, 2018 Edition.