

CITY OF POST OAK BEND

ORDINANCE 32 -03 -14

Passed March 14, 2014

ORDINANCE NO. 32-03-14

**AN ORDINANCE OF THE CITY OF POST OAK BEND, TEXAS,
AMENDING ORDINANCE 7, 22 AND 25 OF THE CODE OF ORDINANCES,
REPLACING AND REPEALING PART OF ORDINANCE 7, ORDINANCE 22
AND ORDINANCE 25. AND ADOPTING BY REFERENCE THE 2008
NATIONAL ELECTRICAL CODE; THE 2009 INTERNATIONAL BUILDING
CODE; THE 2009 INTERNATIONAL RESIDENTIAL CODE; THE 2009
INTERNATIONAL FIRE CODE; THE 2009 INTERNATIONAL PLUMBING
CODE; THE 2009 INTERNATIONAL MECHANICAL CODE; THE 2009
INTERNATIONAL FUEL GAS CODE; THE 2009 INTERNATIONAL ENERGY
CONSERVATION CODE; THE 2009 INTERNATIONAL PROPERTY
MAINTENANCE CODE; THE 2009 INTERNATIONAL EXISTING BUILDING
CODE; AND THE 2009 INTERNATIONAL PRIVATE SEWAGE DISPOSAL
CODE; ADOPTING CERTAIN LOCAL AMENDMENTS AS RECOMMENDED
BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS
(NCTCOG) TO THE CODES AS ENUMERATED; PROVIDING FOR A
PENALTY; PROVIDING FOR A SEVERABILITY CLAUSE; A REPEALER
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Legislature of the State of Texas has adopted the International Building Codes as the official building codes to be used in the State of Texas in order to establish the minimum requirements to safeguard the public health, safety, and welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment, and

WHEREAS, the City Council of the City of Post Oak Bend has determined that it is in the best interest of the City, and its citizens to require that appropriate building standards and codes be applied to any person, owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system in order to eliminate the detrimental and negative impacts upon the public health, safety, or welfare within the City and its ETJ.]

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST OAK BEND, TEXAS:

SECTION 1. The City of Post Oak Bend, Texas, hereby adopts the following standardized rules and regulations propounded by the National Fire Protection Association(NFPA) and International Code Council (IC) more specifically as follows:

National Electrical Code, 2008 edition

International Building Code, 2009 edition

International Residential Code, 2009 edition

International Fire Code, 2009 edition

International Plumbing Code, 2009 edition

International Mechanical Code, 2009 edition

International Fuel Gas Code, 2009 edition

International Energy Conservation Code, 2009 edition

International Property Maintenance Code, 2009 edition

International Existing Building Code, 2009 edition

International Private Sewage Disposal Code, 2009 edition

SECTION 2. The following North Central Texas Council of Governments (NCTCOG) Amendments are adopted with their respective Codes in accordance with the needs of the City of Post Oak Bend, Texas and are attached hereto:

NCTCOG amendment recommendations attached hereto relating to **National Electrical Code**, 2008 edition. These amendments shall be attached to each enumerated Code as indicated.

NCTCOG amendment recommendations attached hereto relating to **International Building Code**, 2009 edition. These amendments shall be attached to each enumerated Code as indicated.

NCTCOG amendment recommendations attached hereto relating to the **International Residential Code**, 2009 edition.

NCTCOG amendment recommendations attached hereto relating to **International Fire Code**, 2009 edition. These amendments shall be attached to each enumerated Code as indicated.

NCTCOG amendment recommendations attached hereto relating to **International Plumbing Code**, 2009 edition.

NCTCOG amendment recommendations attached hereto relating to **International Mechanical Code**, 2009 Ed.

NCTCOG amendment recommendations attached hereto relating to **International Fuel Gas Code**, 2009 Ed.

NCTCOG amendment recommendations attached hereto relating to **International Energy Conservation Code**, 2009 edition.

WHEREAS, the City Council of the City of Post Oak Bend ordains as follows:

SECTION 1. ORDINANCE 32.03.14 of the **CITY of POST OAK BEND** adopts the 2009 edition of the *International Residential Code*, including Appendix Chapters, as published by International Code Council, as the

CITY OF POST OAK BEND Residential Building Code, which regulates and governs the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings, multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress in the CITY OF POST OAK BEND, accessory buildings, providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Building Code on file in the office of the CITY OF POST OAK BEND are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in this ordinance, including repealing CITY ORDINANCE No. 7, regulating the location and use of buildings, structures and land; and repealing parts of CITY ORDINANCE No. 22 ;which adopted a comprehensive zoning ordinance and CITY ORDINANCE No. 25: Subdivision Regulations (in city limits and ETJ), and all other ordinances or parts of laws in conflict herewith

SECTION 2. Severability Clause. That if any section, subsection, paragraph, clause, phrase or provision of this Ordinance shall be judged invalid or held unconstitutional, the same shall not affect the validity as a whole or any provision hereof, other than that part so decided to be invalid or unconstitutional.

SECTION 3. Penalty Clause. These enumerated Codes, Appendices, and Amendments are hereby adopted by the City of Post Oak Bend, Texas, and are presently and shall remain on file in the City office and the same are hereby adopted and incorporated as fully as if set out at length herein, and the provisions thereof shall be controlling in the areas governed. These Codes include provisions for certain penalty provisions, which are in addition to but not in conflict with those provisions for penalties and fines as found in the Code of Ordinances of the City of Post Oak Bend, Texas, and shall be expressly adopted along with any general provisions contained herein. Any person, firm or corporation violating any of the provisions or terms of this Ordinance or the Code of Ordinances of the City of Post Oak Bend as amended hereby, shall be guilty of a misdemeanor and upon conviction, shall be punished by a fine not to exceed the sum of **Two Thousand Dollars (\$2,000) for each offense**, and each and every day such violation shall continue shall constitute a separate offense.

SECTION 4. Amend the Code of Ordinances to reflect new building permit applications and permits be approved and issued prior to any construction of any type beginning in the City of Post Oak Bend; including any and all documentation the City requires; requiring that 180 days be the timeframe for completion of construction or new permits required.

SECTION 5. It is further ordained that the Codes adopted by reference herein shall include any and all amendments or supplements thereto presently in existence or prepared in the future.

SECTION 6. That all provisions of the ordinances of the City of Post Oak Bend in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. Effective Date. This ordinance shall take effect immediately from and after its passage, as the law in such cases provide.

DULY PASSED AND APPROVED by the City Council of the City of Post Oak Bend, Texas on the 14TH day of MARCH, 2014.

APPROVED: 

RAYMOND BEDRICK, MAYOR
CITY OF POST OAK BEND

ATTEST: 
BARBARA BEDRICK, CITY SECRETARY
CITY OF POST OAK BEND

APPROVED AS TO LEGAL FORM:

ROBERT DILLARD, CITY ATTORNEY

**Recommended Amendments to the
2008 National Electrical Code**
North Central Texas Council of Governments Region

REGIONAL AMENDMENTS*

****Section 500.8(A)(1) change to read as follows:**

500.8 Equipment.

(A) Approval for Class and Properties.

- (1) Equipment shall be identified ... {text unchanged}...the maximum surface temperatures specified in 503.1.

FPN: Luminaries (lighting fixtures) and other heat-producing apparatus ... {text unchanged}...see Exception No. 3 to 500.8(B).

Suitability of identified equipment shall be determined by any of the following: (1) Equipment listing or labeling (2) Evidence of equipment evaluation from a qualified testing laboratory or inspection agency concerned with product evaluation (3) Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation or an owner's engineering judgment.

REASON FOR CHANGE: "Identified" is already defined in Chapter 1.

REASON FOR CHANGE: Delete previous amendment

****Section 500.8(A)(3) changed to read as follows:**

500.8 Equipment.

Articles 500 through 504 require equipment construction and installation that ensure safe performance under conditions of proper use and maintenance.

FPN No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to installation and maintenance.

FPN No. 2: Since there is no consistent relationship between explosion properties and ignition temperature, the two are independent requirements.

FPN No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -25°C (-13°F) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

(A) Suitability. Suitability of identified equipment shall be determined by one of the following: (1)

Equipment listing or labeling

(2) Evidence of equipment evaluation from a qualified testing laboratory or inspection

***NOTE:** Underlining indicates new words and phrases to be added to the 2008 National Electrical Code. Strikeouts indicate existing words and phrases to be deleted. Page 1 of 3 *North Central Texas 2008 NEC Regional Amendments July 24, 2008*

*North Central Texas
2008 NEW Regional Amendments*

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July 24, 2008*

2008 National Electric Code

- (3) ~~Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation or an owner's engineering judgment.~~ **an engineering judgment signed and sealed by a qualified Registered Professional Engineer.**
-

FPN: Additional documentation for equipment may include certificates demonstrating compliance with applicable equipment standards, indicating special conditions of use, and other pertinent information.

REASON FOR CHANGE: To better define the qualifications for an engineering judgment.

**Section 505.7(A) changed to read as follows:

505.7 Special Precaution.

Article 505 requires equipment construction and installation that ensures safe performance under conditions of proper use and maintenance.

FPN No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to the installation and maintenance of electrical equipment in hazardous (classified) locations.

FPN No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by 505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by qualified persons **Registered Professional Engineer**.

REASON FOR CHANGE: To better identify who is qualified to implement Zone Classification Systems.

**Section 680.25(A) changed to read as follows:

680.25 Feeders.

These provisions shall apply to any feeder on the supply side of panelboards supplying branch circuits for pool equipment covered in Part II of this article and on the load side of the service equipment or the source of a separately derived system.

(A) Wiring Methods. Feeders shall be installed in rigid metal conduit, intermediate metal conduit, liquid tight flexible nonmetallic conduit, rigid polyvinyl chloride conduit, or reinforced thermosetting resin conduit. Electrical metallic tubing shall be permitted where installed on or within a building, and electrical nonmetallic tubing shall be permitted where installed within a building, **or nonmetallic-sheathed cable or type SE cable shall be permitted where installed within or on the building served.** Aluminum conduits shall not be permitted in the pool area where subject to corrosion.

***NOTE:** Underlining indicates new words and phrases to be added to the 2008 National Electrical Code. Strikeouts indicate existing words and phrases to be deleted.

North Central Texas 2008 NEC Regional Amendments

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Exception: An existing feeder between an existing remote panel board and service equipment shall be permitted to run in flexible metal conduit or an approved cable assembly that includes an equipment grounding conductor within its outer sheath. The equipment grounding conductor shall comply with 250.24(A)(5).

REASON FOR CHANGE: To allow for more flexibility of wiring methods associated with this type of installation.

END

2009 International Building Code

Recommended Amendments to the 2009 International Building Code

North Central Texas Council of Governments region

The following sections, paragraphs, and sentences of the *2009 International Building Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. Lined through type is deleted text from IBC. A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2006 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2009 code.

Explanation of Options A and B:

Please note that as there is a wide range in fire fighting philosophies / capabilities of cities across the region, OPTION "A" and OPTION "B" are provided in the Fire and Building Code amendments. Jurisdictions should choose one or the other based on their fire fighting philosophies / capabilities when adopting code amendments.

Note: Historically NCTCOG has limited chapter 1 amendments in order to allow each city to insert their local policies and procedures. We now have suggested certain items to be brought to the attention of cities considering adoption of the code that may be of concern to several jurisdictions. **It is still intended to be discretionary to each city to determine which chapter 1 amendments to include.**

*****Section 101.4; change to read as follows:**

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes. The former ICC Electrical Code is now Appendix K of this code but no longer called by that name.)

***** Section 101.4.7; add the following:**

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

(Reason: This was dropped when ICC quit publishing the ICC Electrical Code, but the Electrical Code still should be referenced regardless of how it is adopted.)

2009 International Building Code

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

SECTION 103

DEPARTMENT OF BUILDING SAFETY [INSERT OFFICIAL BUILDING DEPARTMENT NAME OF JURISDICTION] {City of Post Oak Bend}

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

(Reason: Reminder to be sure ordinance reads the same as designated by the city.)

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

109.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. City approved plans are not on the job site available to the inspector;

4. The building is locked or work otherwise not available for inspection when called;
 5. The job site is red-tagged twice for the same item;
 6. The original red tag has been removed from the job site.
 7. Failure to maintain erosion control, trash control or tree protection.
- Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)

*****Section 109; add Section 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:**

109.8 Work without a permit.

109.8.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.8.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

109.9 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of section 110 shall be assessed a fee as established by the city fee schedule.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and to remove incentive to attempt to evade permits and code compliance. Text taken from former Uniform Administrative Code.)

****Section 110.3.5; jurisdiction has the option to delete depending on local inspection policies.**
(Reason: Lath or gypsum board inspections are not normally performed in this area.)

*****Section 202; amend definition of Ambulatory Health Care Facility and Fire Watch as follows:**

[B] AMBULATORY HEALTH CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation. This group may include but not be limited to the following:

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

*(Reason: to clarify the range of uses included in the definition. [Explanatory note related to **Ambulatory health care facilities**: This group of uses as defined in chapter 2 includes a medical or dental office where persons are put under for dental surgery or other services. Section 903.2.2 will now require such uses to be sprinkled if on other than the floor of exit discharge or if four or more persons are put under on the level of exit discharge. Recommend (1.) jurisdictions document any pre existing non conforming*

conditions prior to issuing a new C of O for a change of tenant and, (2.) On any medical or dental office specify on C of O specify the maximum number of persons permitted to be put under general anesthesia.] It is recommended that before a Certificate of Occupancy is issued, a letter of intended use shall be included and a C of O documenting the maximum number of care recipients incapable of self-preservation allowed.)

*****Section 202; {No amendment necessary} Option A**

*****Section 202; amend definition to read as follows: Option B**

HIGH-RISE BUILDING. A building with an occupied floor located more than 75 55 feet (22 860 mm) (16 764 mm) above the lowest level of fire department vehicle access.

(Reason: To define high-rise, as it influences sprinkler requirement thresholds based on the fire fighting capabilities of a jurisdiction. This correction needed for Option B cities only as a basic definition of High Rise is now provided.)

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

Fire stations
Police stations with detention facilities for 5 or less

(Reason: Consistent with regional practice dating back to the legacy codes.)

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

Fire stations
Police stations with detention facilities for 5 or less

(Reason: Consistent with regional practice dating back to the legacy codes.) North Central Texas 2009 IBC amendments Page 4 of 22 September 23, 2010 2009 International Building Code

*****Section 307.1; add the following to Exception 4:**

4. Cleaning establishments... *{Text unchanged}* ...with Section 712, or both. See also IFC chapter 12, Dry Cleaning Plant provisions.

(Reason: To call attention to detailed requirements in the Fire Code.)

****Section 310.1; amend second paragraph under R-3 as follows:**

Adult care and child care facilities with 5 or fewer unrelated persons that are within a single-family home are permitted to comply with the *International Residential Code*.

(Reason: To clarify this provision which could allow unsprinklered care facilities only applies to listed under R-3)

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

3. Open air portions of buildings Buildings with a Group A-5 occupancy in accordance with Section 303.1.

(Reason: To clarify enclosed portions are not exempt.)

****Section 403.3, Exception; delete item 2.**

(Reason: To provide adequate fire protection to enclosed areas.)

****Section 404.1.1; change definition of "Atrium" as follows:**

ATRIUM. An opening connecting two three or more stories... *{Balance remains unchanged}*

(Reason: Accepted practice in the region based on legacy codes. Section 1022 permits unenclosed two story stairways under certain circumstances.)

*****Section 404.5; delete Exception.**

(Reason: Consistent with amended atrium definition.)

****Section 406.1.2; add item 3 to read as follows:**

3. A separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

(Reason: Simplifies the fire separation distance and eliminates the need to obtain opening information on existing buildings when adding carports in existing apartment complexes. Consistent with legacy codes in effect in region for years and no record of problems with car fires spreading to apartments as a result.)

North Central Texas 2009 IBC amendments Page 4 of 22 September 23, 2010 2009 International Building

Code *****Section 307.1; add the following to Exception 4:**

4. Cleaning establishments... *{Text unchanged}* ...with Section 712, or both. See also IFC chapter 12, Dry Cleaning Plant provisions.

(Reason: To call attention to detailed requirements in the Fire Code.)

****Section 310.1; amend second paragraph under R-3 as follows:**

Adult care and child care facilities with 5 or fewer unrelated persons that are within a single-family home are permitted to comply with the *International Residential Code*.

(Reason: To clarify this provision which could allow unsprinklered care facilities only applies to listed under R-3)

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

3. Open air portions of buildings Buildings with a Group A-5 occupancy in accordance with Section 303.1.

(Reason: To clarify enclosed portions are not exempt.)

****Section 403.3, Exception; delete item 2.**

(Reason: To provide adequate fire protection to enclosed areas.)

****Section 404.1.1; change definition of "Atrium" as follows:**

ATRIUM. An opening connecting two three or more stories... *{Balance remains unchanged}*

(Reason: Accepted practice in the region based on legacy codes. Section 1022 permits unenclosed two story stairways under certain circumstances.)

*****Section 404.5; delete Exception.**

(Reason: Consistent with amended atrium definition.)

****Section 406.1.2; add item 3 to read as follows:**

3. A separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

(Reason: Simplifies the fire separation distance and eliminates the need to obtain opening information on existing buildings when adding carports in existing apartment complexes. Consistent with legacy codes in effect in region for years and no record of problems with car fires spreading to apartments as a result.)

North Central Texas 2009 IBC amendments Page 5 of 22 September 23, 2010 2009 International Building Code

2009 International Building Code *****Section 406.6.1; add a second paragraph to read as follows:**

This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

(Reason: To further clarify types of service work allowed in a repair garage, as well as to correspond with definition in the IFC.)

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

506.2.2 Open space limits. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or *approved fire lane*. In order to be considered as accessible, if not in direct contact with a street or *fire lane*, a minimum 10-foot wide pathway meeting fire department access from the street or *approved fire lane* shall be provided.

(Reason: To define what is considered accessible. Consistent with regional amendment to IFC 503.1.1.)

*****Section 508.2.5, add a sentence at the end of paragraph:**

508.2.5 Separation of incidental accessory occupancies. The incidental accessory occupancies listed in Table 508.2.5 shall be separated from the remainder of the building or equipped with an automatic fire- extinguishing system, or both, in accordance with Table 508.2.5. An incidental accessory occupancy shall be classified in accordance with the occupancy of that portion of the building in which it is located.

{Exception unchanged}

(Reason: To clarify incidental accessory occupancies classified as a portion of the building they are located.)

*****Section 708.2, Exception 7; amend item 7.3 and delete items 7.4 and 7.5 and renumber as follows:**

7.1. Does not connect more than two stories.

7.2. Is not part of the required means of egress system except as permitted in Section 1022.1.

7.3. Is not concealed within the building construction of a wall or a floor/ceiling assemble.

7.4. Is not open to a *corridor* in Group I and R occupancies.

7.5. Is not open to a *corridor* on nonsprinklered floors in any occupancy.

7.6. 7.4 Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.

7.7. 7.5 Is limited to the same smoke compartment.

(Reason: To be consistent with regionally accepted practices and legacy codes.)

*****Section 903.1.1; change to read as follows:**

[F] 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of addition to automatic sprinkler protection where recognized by the applicable standard, or as approved by the fire code official.

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection in general. An applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired. This also meets with local practices in the region.)

*****Section 903.2; change to read as follows:**

[F] 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Section 903.2.1 through 903.2.12. Automatic sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED".

Exception: *{text of exception deleted}*

(Reason: Firefighter safety - this amendment eliminates the shunt trip requirement of the International Building Code Section 3006.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3006.4, such that passive fire barriers for these areas are maintained. The exception deletion is due to the fact that such telecom areas pose an undue fire risk to the structural integrity of the building. This also meets with local practices in the region.)

****Section 903.2.9; add Section 903.2.9.3 to read as follows:**

****Section 903.2.9; add Section 903.2.9.3 to read as follows:**

[F] 903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

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

(Reason: fire departments are unable to inspect these commercial occupancies and are unaware of the contents being stored.)

Section 903.2.11; amend 903.2.11.3 and add 903.2.11.7 and 903.2.11.8, as follows:

Option A

[F] 903.2.11.3 Buildings 55 feet _____ or more in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the *International Building Code*, having an occupant load of 30 or more that is located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access.

Exceptions:

1. Airport control towers.
2. Open parking structures in compliance with Section 406.3 of the Building Code.
3. Occupancies in Group F-2.

{Text of Sections 903.2.11.4 through 903.2.11.6 unchanged}

[F] 903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 23 to determine if those provisions apply.

[F] 903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.