ORDINANCE NO. 11131-2021

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, AMENDING SECTION 7-7 OF THE CODE OF ORDINANCES AND ADOPTING THE INTERNATIONAL BUILDING CODE, 2021 EDITION WITH CERTAIN EXCEPTIONS AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS; AMENDING SECTION 7-8 OF THE CODE OF ORDINANCES AND ADOPTING THE INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION, WITH CERTAIN EXCEPTIONS AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS; AMENDING SECTION 7-89 OF THE CODE OF ORDINANCES AND ADOPTING THE INTERNATIONAL PLUMBING CODE, 2021 EDITION, WITH CERTAIN EXCEPTIONS AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS; AMENDING SECTION 7-90 OF THE CODE OF ORDINANCES AND ADOPTING THE INTERNATIONAL FUEL GAS CODE, 2021 EDITION WITH CERTAIN EXCEPTIONS AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS; AMENDING SECTION 7-107 OF THE CODE OF ORDINANCES AND ADOPTING THE INTERNATIONAL MECHANICAL CODE, 2021 EDITION WITH CERTAIN EXCEPTIONS AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS; AMENDING SECTION 12-1 OF THE CODE OF ORDINANCES AND ADOPTING THE INTERNATIONAL FIRE CODE, 2021 EDITION WITH CERTAIN EXCEPTIONS AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS, WITH CERTAIN EXCEPTIONS; AMENDING SECTION 12-2 OF THE CODE OF ORDINANCES PROVIDING AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE; AMENDING SECTION 7-67 OF THE CODE OF ORDINANCES AND ADOPTING THE NATIONAL ELECTRICAL CODE, 2020 EDITION AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS; AMENDING SECTION 7-108 OF THE CODE OF ORDINANCES AND ADOPTING THE INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION WITH CERTAIN EXCEPTIONS AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS; AND AMENDING SECTION 7-109 OF THE CODE OF ORDINANCES AND ADOPTING THE INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS; AMENDING SECTION 7-150 OF THE CODE OF ORDINANCES AND ADOPTING THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2021 EDITION; AMENDING SECTION 29-12 OF THE CODE OF ORDINANCES AND ADOPTING THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE REPEALING ALL ORDINANCES IN CONFILCT HEREWITH; PROVIDING A CUMULATIVE CLAUSE, A SAVINGS CLAUSE, AND A PENALTY CLAUSE; AND TO BECOME EFFECTIVE UPON PASSAGE, APPROVAL, AND PUBLICATION

WHEREAS, the recognized International Codes (ICC) concerning construction, design and safety for buildings, structure, and the necessary infrastructure have been amended and updated; and

WHEREAS, the City staff has worked with other building officials to promulgate amendments to the Codes to make the international codes workable and appropriate in the North Texas area; and

WHEREAS, the City staff has presented the proposed adoptions of the ICC Codes to the Building Advisory and Appeals Board (BAAB) for public comment on November 2, 2021; and

WHEREAS, the City staff presented the proposed adoptions of the ICC Codes to the City Council Development Committee on November 30, 2021 and sub-sequentially received their recommendation to proceed with adoption; and

WHEREAS, it is appropriate for the City of Grand Prairie to adopt industry standards for construction in the City,

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

SECTION 1. Section 7-7(a) of the Code of Ordinances is amended to read as follows:
"**Sec.7-7. - International Building Code – Adopted by reference.**

(a) The 2021 Edition of the International Building Code of the International Code Council, excluding appendices and Sections 114.2, 114.3, and 114.4, together with "Option A" of the recommended amendments of the North Central Texas Council of Governments and incorporated herein as if set out in full, as hereinafter amended, is, from the effective date hereof, hereby adopted as the Building Code of the City of Grand Prairie. One (1) copy of such International Building Code is incorporated herein by reference and shall have been filed for permanent record and inspection in the office of the City Secretary. Any other reference to a building code in this Code shall be interpreted to mean the currently adopted Building Code, unless there are specific references that provisions of an older building code are meant to be retained and remain viable in that section of the Code of Ordinances."

SECTION 2. Section 7-8(a) of the Code of Ordinances is hereby amended to read as follows:
"**Sec. 7-8. - International Existing Building Code – Adopted by reference**.

(a) The 2021 Edition of the International Existing Building Code of the International Code Council, excluding appendices and Sections 113.2, 113.3, and 113.4, and with the recommended amendments of the North Central Texas Council of Governments and incorporated herein as if set out in full, as hereinafter amended, is, from the effective date hereof, hereby adopted as the Existing Building Code of the City of Grand Prairie. One (1) copy of such International Existing Building Code is incorporated herein by reference and shall have been filed for permanent record and inspection in the office of the City Secretary."

SECTION 3. Section 7-89(a) of the Code of Ordinances is amended to read as follows:
"**Sec. 7-89. - International Plumbing Code – Adopted by reference.**

(a) The 2021 Edition of the International Plumbing Code of the International Code Council, excluding all appendices and Sections 115.2, 115.3, 115.4 and with the recommended amendments of the North Central Texas Council of Governments and incorporated herein as if set out in full, as hereinafter amended is from the effective date hereof, hereby adopted as the Plumbing Code of the City of Grand Prairie. One (1) copy of such International Plumbing Code is incorporated herein by reference and shall have been filed for permanent record and inspection in the office of the City Secretary."

SECTION 4. Section 7-90(a) of the Code of Ordinances is amended to read as follows:
"**Sec. 7-90. - International Fuel Gas Code – Adopted by reference.**

(a) The 2021 Edition of the International Fuel Gas Code, together with all appendices except for Appendix D, and excluding Sections 115.2, 115.3, and 115.4, together with the recommended amendments of the North Central Texas Council of Governments and incorporated herein as if set out in full, as hereinafter amended is from the effective date hereof, hereby adopted as the Fuel Gas Code of the City of Grand Prairie. One (1) copy of such International Fuel Gas Code is incorporated herein by reference and shall have been filed for permanent record and inspection in the office of the City Secretary."

SECTION 5. Section 7-107(a) of the Code of Ordinances is amended to read as follows:
"**Sec. 7-107. - International Mechanical Code – Adopted by reference.**

(a) The 2021 Edition of the International Mechanical Code, together with Appendix Chapter A, and excluding Sections 115.2, 115.3, and 115.4, together with the recommended amendments of the North Central Texas Council of Governments and incorporated herein as if set out in full, as hereinafter amended is, from the effective date hereof, hereby adopted as the Mechanical Code for the City of Grand Prairie. One (1) copy of such International Mechanical Code is incorporated herein by references and shall have been filed for permanent record and inspection in the office of the City Secretary."

SECTION 6. Section 12-1(a) of the Code of Ordinances is amended to read as follows:
"**Sec. 12-1. - International Fire Code – Adopted by reference.**

(a) The International Fire Code, 2021 Edition, including Appendices D, H, I, J and L excluding Sections 105.3.3, together with "Option A" of the recommended amendments of the North Central Texas Council of Governments, excluding Table 3206.2 footnote j, and the additions, deletions, and amendments hereinafter contained are hereby adopted as the fire code of the City of Grand Prairie, from the effective date hereof, and incorporated herein as set out in full. One (1) copy of such fire code is incorporated herein by reference and shall have been filed for permanent record and inspection in the office of the city secretary. To the extent of any conflict between the adopted code and chapter 12 of the Grand Prairie Code of Ordinances, chapter 12 controls."

SECTION 7. Section 12-2 of the Code of Ordinances is amended to read as follows:
"Sec. 12-2. – Amendments to the 2021 International Fire Code.

The following amendments are made to the International Fire Code, 2021 Edition, as adopted in Section 12-1:

(a) *Amend by adding new Section 104.8.2.1 to read as follows*:
"**104.8.2.1 Third-party review.** The fire code official is authorized to require a qualified and *approved*, independent party be retained, for purposes including but not limited to plan review, inspection, consultation and technical expertise. Payment for required services shall be made directly from the applicant to that party.

The fire code official shall maintain a list of approved entities. Applicants may select their own examiners subject to approval of the *fire code official*."

(b) *Section 109.5 Rendering equipment inoperable. Amend by adding an exception to read as follows*:
"Exception: Fire-extinguishing, fire-warning or similar devices or equipment, other than *automatic sprinkler systems*, may be removed with the approval of the *fire code official* provided that they are no longer required due to a change of use and that all non-functional components of the system are removed in their entirety."

(c) *Section 501.4. Timing of Installation. Amend by adding an exception to read as follows*:
"Exception: Pre-cast concrete "tilt wall" buildings are not required to have fire apparatus access roads while being cast or tied by roof trusses so long as no combustibles are located in or near the building, and noncombustible forms are used."

(d) *Amend Section 505.1 to read as follows*:
"**505.1 Address Identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

Exception: R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists."

(e) *Amend by adding new Sections 505.1.1, 505.1.2, 505.1.3 to read as follows*:

"**505.1.1 Multiple-building complexes.** Complexes containing multiple separate buildings shall have a single address for each building, with no two buildings assigned the same address.

505.1.2 Apartment complexes. Apartment buildings shall be identified by a designated building number, identified by a sign on all sides fronting a public or private street, with the building number a minimum of 5 inches in height with a minimum stroke width of 1/2 inch (12.7 mm). The sign must also include the range of apartment numbers contained within the building in numerals that are a minimum of 3 inches in height.

505.1.3 Multiple-tenant buildings. Buildings with multiple different tenants shall have different suite numbers identifying the specific area occupied by a single tenant. These shall be posted above the door, visible from the area accessing the building location by vehicle, in minimum 4-inch numerals."

(f) *Amend by adding new section 507.3 as follows*:
"**507.2.3 Sprinkler system mains.** Hydrants shall not be attached to mains with no other connections other than a building's a*utomatic sprinkler system*."

(g) *Amend section 507.4 to read as follows*:
"**507.4 Water supply test.** The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 *Recommended Practice for Fire Flow Testing and Marking of Hydrants* and within one year of sprinkler plan submittal. The *fire code official* shall be notified prior to the water supply test. Approved documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by the results of the waterflow test report. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements."

(h) *Section 507.5.1 Where required. Amend by adding an exception to read as follows*:
"3. For group R-3 occupancies equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 903.3, the distance requirement shall be 1,000 feet."

(i) *Amend Section 903.3.1.2.3 to read as follows*:
"**903.3.1.2.3 Attics.** Attic spaces and attached garages of buildings protected by an *automatic sprinkler system* shall contain sprinklers that are protected from freezing and designed in accordance with NFPA 13R. If the design criteria for certain situations is not contained within NFPA 13R, then the design and installation shall comply with NFPA 13.

Exceptions:

1. Attics constructed with fire-retardant-treated wood.
2. Attics constructed solely of noncombustible materials.
3. Attics filled completely with noncombustible insulation."

(j) *Amend by adding new sections 907.2.24 and 907.2.25 to read as follows*:
"**907.2.24 Multiple-tenant occupancies.** In multiple-tenant occupancies with a fire alarm system, including dedicated function sprinkler monitoring systems, a single notification appliance in an area normally attended/occupied when the space is occupied inside the space shall be provided.

907.2.25 Buildings with S occupancy. In buildings with an "S" occupancy and fire alarm system, including dedicated function sprinkler monitoring systems, a single notification appliance in an area normally attended/occupied when the space is occupied inside the space shall be provided."

(k) *Amend by adding new section 907.2.3.1 to read as follows*:
907.2.3.1 Bathroom smoke detection. Smoke detection is required in restrooms of E occupancies that are not located within classrooms.

(l) *Amend by adding new section 912.2.3 to read as follows*:
"**912.2.3 Remote fire department connection.** Fire department connections installed in new buildings shall be of the remote type for use classifications A, B, E, F, I, R-1, and S. The hose connection shall be not less than 30 inches above grade. Buildings of other use classifications are permitted to have wall-mounted FDCs with the approval of the *fire code official*."

(m) *Amend Section 912.3 to read as follows*:
"**912.3 Fire hose connection.** Remote fire department connections for use classifications A, B, E, F, I, R-1, and S shall be fitted with a 5-inch Storz connection with a 30-degree down-bend fitting. Wall-mounted FDCs are permitted to use standard 2½-inch Siamese connections with the approval of the *fire code official*."

(n) *Amend by adding new Section 912.5.1 to read as follows*:
"**912.5.1 Address marking.** Remote fire department connections shall have the vertical piping painted red, with the address numbers clearly marked with a visible and contrasting color on the vertical piping."

(o) *Amend by adding new Section 912.2.3.1 to read as follows*:
"**912.2.3.1 Remote fire department connection distance from building.** When a remote fire department is required, it shall be placed a distance from the building not less than a distance equal to one and one-half times the height of the building.

Exception: For buildings where the property boundaries do not allow, the remote fire department connected shall be placed as close as possible to the prescribed distance while still located on the same lot as the building."

(p) *Amend by adding new Section 912.2.4 to read as follows*:
"**912.2.4 Proximity to hydrant.** Fire department connections shall be positioned within 100 feet of a public fire hydrant or a private hydrant capable of supplying the fire protection system and required fire flow. Fire department connections shall be on the same side of the fire apparatus access road as the hydrant."

(q) *Amend by adding new sections 2305.3.1 and 2305.3.2 to read as follows*:
"**2305.3.1 Spill control plan.** Fuel dispensing facilities shall have a spill control plan for remediation, including trained personnel with equipment, a contract with a remediation business, both, or similar provisions in the event of an improper discharge.

2305.3.2 Recovery of funds for fire department cleanup. The fire department is authorized to seek reimbursement for expenses associated with remediation of spills or other emergencies."

(r) *Amend by deleting Section 2304.3.6 in its entirety*.

(s) *Amend Section D102.1 of Appendix D to read as follows*:
"**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with~~,~~ concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 85,000 pounds (38 556 kg)."

(t) *Amend Section D103.1 of Appendix D to read as follows*:
"**D103.1 Access road width with a hydrant.**
Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 24 feet (7315 mm), exclusive of shoulders."

(u) *Amend Section D103.3 of Appendix D to read as follows*:
"**D103.2 Grade.**
Fire apparatus access roads shall not exceed 6 percent in grade."

(v) *Amend Section D103.3 of Appendix D to read as follows*:
"**D103.3 Turning radius.**
The minimum turning radius shall be 28 feet. The entire fire lane may be widened beyond the 24-foot minimum to achieve this turning radius."

(w) *Amend Section D103.5 of Appendix D to read as follows*:
"**D103.5 Fire apparatus access road gates.**
Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 24 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective. Any time a gate is not fully functional, it shall remain in a fully opened position.
5. Electric gates shall be equipped the following:
   a. A hands-free opening system compatible with the 3M Opticom™ emitter on the main gate
   b. A Knox® keyswitch keyed for all departments that may be reasonably anticipated to respond to the location as determined by the *fire code official.* A dual keyswitch may be required.
   c. A method to rapidly disconnect the opener in the event of a power or other operational failure.
6. Gates that are not electronically-operated may be secured with a single Knox® outdoor-rated padlock.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200."

(x) *Delete Section D105 in its entirety*.

(y) *Amend Section D106.3 of Appendix D to read as follows*:
"**D106.3 Remoteness.**
Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The *fire code official* is authorized to modify this requirement when remoteness is not achievable in accordance with Section 503.1.1 Exception 1.2."

(z) *Amend by adding new Section L101.2 to Appendix L to read as follows*:
"**L101.2 Required Locations.**
The following buildings shall be equipped with a Firefighter Air Replenishment System (FARS) designed and installed in accordance with this appendix:

1. Any new building five (5) stories or greater

2. Any new, non-residential building 500,000 square feet or more in size"

SECTION 8. Section 7-67(a) of the Code of Ordinances is amended to read as follows:
"**Sec. 7-67. National Electrical Code - Adopted by reference.**

(a) The rules and requirements of the NFPA 70, known as the National Electric Code, 2020 Edition, together with the recommended amendments of the North Central Texas Council of Governments incorporated herein as if set out in full, as hereinafter amended, is hereby adopted as the Electrical Code of the City of Grand Prairie. One (1) copy of such National Electrical Code is incorporated herein by reference and shall have been filed for permanent record and inspection in the office of the City Secretary."

SECTION 9. Section 7-108(a) of the Code of Ordinances is amended to read as follows:
"**Sec. 7-108**. - **International Residential Code – Adopted by reference.**

(a) The 2021 Edition of the International Residential Code, including Appendices "A", "B", "C", "G", "H", "J", and excluding Sections R113.2, R113.3, and R113.4, and together with the recommended amendments of the North Central Texas Council of Governments and incorporated herein as if set out in full, is, from the effective date hereof, hereby adopted as the Residential Construction Code for the City of Grand Prairie. One (1) copy of such Residential Code is incorporated in the office of the City Secretary."

SECTION 10. Section 7-109(a) of the Code of Ordinances is amended to read as follows:
"**Sec. 7-109. - International Energy Conservation Code – Adopted by reference.**

(a) The 2021 Edition of the International Energy Conservation Code, including Appendices, and as amended by the North Central Texas Council of Governments and incorporated herein as if set out in full, is, from the effective date hereof, hereby adopted as the Energy Conservation Code of the City of Grand Prairie. One copy of such Energy Conservation Code is incorporated in the office of the City Secretary."

SECTION 11. Section 7-150(a) of the Code of Ordinances is amended to read as follows:
"**Sec. 7-150. - International Swimming Pool and Spa Code - Adopted by reference.**

(a) The 2021 Edition of the International Swimming Pool and Spa Code and incorporated herein as if set out in full, is, from the effective date hereof, hereby adopted as the Swimming Pool and Spa Code of the City of Grand Prairie. One copy of such Swimming Pool and Spa Code is incorporated in the office of the City Secretary."

SECTION 12. Section 29-12(a) of the Code of Ordinances amended to ready as follows:
"**Sec. 29-12. - 2021 International Property Maintenance Code – Adopted by reference.**

(a) The 2021 Edition of the International Property Maintenance Code, excluding Sections 106.2, 106.3, and incorporated herein as if set out in full, as hereinafter amended is, from the effective date hereof, hereby adopted as the Property Maintenance Code for the City of Grand Prairie. One (1) copy of such International Property Maintenance Code is incorporated herein by reference and shall have been filed for permanent record and inspection in the code compliance office."

SECTION 13. Severability.
If any article, section, sub-section, sentence or phrase of this Ordinance should be held to be invalid for any reason whatsoever, such invalidity shall not affect the remaining portions of this Ordinance which shall remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

SECTION 14. Cumulative Clause.
All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this

Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 15. Penalty Clause.
Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in accordance with Texas law and Section 1-8 of the Code of Ordinances, with a maximum fine of two thousand dollars ($2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 16. Effective Date.
This ordinance shall become effective from and after January 1, 2022, and publication as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 14TH DAY OF DECEMBER 2021.

APPROVED:



Ron Jensen, Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney