

ORDINANCE 2013-22

AN ORDINANCE OF THE CITY OF LOCKHART, TEXAS AMENDING, CHAPTER 20, FIRE PREVENTION AND PROTECTION, OF THE CODE OF ORDINANCES, ADOPTING THE INTERNATIONAL FIRE CODE 2009 EDITION WITH AMENDMENTS; PROVIDING A REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE:

WHEREAS, the City Council of the City of Lockhart, Texas desires to amend Chapter 20, Fire Prevention and Protection of the Code of Ordinances for the City of Lockhart.

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

I. Chapter 20, “Fire Prevention and Protection” of the Code of Ordinances is hereby amended by deleting, adding, and modifying certain wording, and by renumbering and renaming certain existing sections and by creating new sections, to read as follows:

ARTICLE I IN GENERAL

Section 20-4. Powers and Duties of Fire Marshal

Section 104.1, International Fire Code, shall be amended as follows.

The Code Official of the City of Lockhart shall have all powers enumerated by the International Fire Code, 2009 Edition as existing or as subsequently amended, so long as those powers enumerated in the International Fire Code do not conflict with the laws of the United States, or the State of Texas, or with Ordinances passed by the City Council of the City of Lockhart.

ARTICLE II FIRE PREVENTION CODE

Sec. 20-31. Adopted, Violations and Penalties.

Sec. 20-31, City Code of Ordinances shall be amended as follows:

- (a.) The International Fire Code, 2009 Edition, together with Appendix A – J is adopted by reference, as hereafter amended and/or revised, to the same extent as though such code were copied at length herein, all as recommended by the International Code Council, and is designated as the fire prevention and protection code of the city, a copy of which is on file in the office of the Fire Code Official of the City of Lockhart Fire Department.

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- (b.) The Life Safety Code (NFPA 101), 2009 Edition, together with Annexes A - D, is adopted by reference, as hereafter amended and/or revised, to the same extent as though such code were copied at length herein, all as recommended by the National Fire Protection Association, and is designated as the life safety code of the city, a copy of which is on file in the office of the Fire Code Official of the City of Lockhart Fire Department.

Sec. 20-32 Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Sec. 20-32, Definitions shall be amended as follows:

“Code Official” meaning the Fire Chief, Fire Marshal, Code Enforcement Officer, or other designated authority charged by the applicable governing body with the duties of administration and enforcement of the code, or a duly authorized representative, shall be removed.

“Fire Code Official” - means the Fire Chief, Fire Marshal, Code Enforcement Officer, or other designated authority charged by the applicable governing body with the duties of administration and enforcement of the code, or a duly authorized representative.

Sec. 20-33 Fire Hazard Prohibited

Sec. 308.3.1, International Fire Code, Open Flame Cooking Devices, shall be adopted by reference as written.

Section 307.5, International Fire Code, 2000 Edition, Open Flame Cooking Devices, shall be removed.

Sec. 20-34 International Fire Code Amendments

Section 107.4 is amended to read as follows:

Section 107.4. Rendering equipment inoperable.

- (a) Portable or fixed fire-extinguishing systems or devices and fire-warning systems shall not be rendered inoperative or inaccessible except as necessary during emergencies, maintenance, repairs, alterations, drills or prescribed testing.

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(b) No fire protection system may be taken out of service or allowed to remain out of service beyond normal working hours without the prior approval of the fire code official. The fire code official shall be notified prior to any fire sprinkler or standpipe system being temporarily or permanently removed from service. No operation protected by a fire suppression system may be used or operated while the fire suppression system is out of service.

Section 111.4 is amended to read as follows:

Section 111.4. Failure to comply. Any person who continues work after having been served with a stop work order, except such work the Fire Code Official has directed to be performed to remedy a violation or unsafe condition, shall be liable for a fine not to exceed \$2,000. Each day that a violation continues after notice of violation has been served shall be deemed a separate offense.

Section 403 is amended by adding the following:

Section 403.2.2. Enforceability. The public safety plan, as described in 403.2 and approved by the Fire Code Official, shall be complied with and is enforceable under provisions of this code. Any violation of the plan shall be punishable by a fine of at least \$500.00.

Section 503.6 is amended by adding the following to read as follows:

Section 503.6.1 Gates. All gates that obstruct emergency access roads or drives, whether on public or private property, must be permitted by the Fire Code Official. All gates or obstructions must comply with written installation standards and maintenance requirements as set forth by the Fire Code Official.

Section 503.6.2 Access. All gates that have access codes, locks, key controls, or other obstructions shall be maintained in an operable condition so that they can be opened by the fire department or other emergency service when needed. Failure to maintain these gates in an operable condition may result in the imposition of a fine and/or revocation of the gate permit.

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Section 506 is amended by adding the following subsection to read as follows:

Section 506.3. Location. Lock boxes approved by the Fire Code Official shall be installed in all new buildings that have fire sprinkler systems, alarm systems, or other fire protection systems that are connected to an alarm service.

Section 507.2.1 is amended to read as follows:

Section 507.2.1 Private fire service mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 and local jurisdiction construction standards.

Section 507.3 is amended to read as follows:

Section 507.3. Fire flow. The purpose of this section is to provide direction for the design and installation of fire service and water utilities. This section shall be used in conjunction with all other adopted and referenced codes and standards. If this section conflicts with other codes or standards, the most restrictive shall apply.

507.3.1. Definitions. For the purposes of this section, the following words shall have the meanings shown herein.

Commercial means the use of a building or structure for commercial operations including, but not limited to, hotels, motels, apartments, and dwellings excluding one and two family dwellings.

Residential means a one or two family dwelling.

507.3.2. Fire flows required.

(a) Every fire hydrant shall be capable of providing a minimum flow of 500 gpm in areas used for residential and 1500 gpm in areas used for commercial or industrial.

(b) Fire hydrant flows determined by the Insurance Services Organization's (ISO) Fire Suppression Rating Schedule shall be

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provided for all new buildings and changes of occupancy classification in existing buildings. Calculations are in Appendix B.

(c) Fire hydrant flows for buildings provided with fire sprinkler systems shall either meet the requirements of subsection (b) or not be less than the required flow of the sprinkler system plus 500 gpm.

(d) The flow requirements listed in this section shall be met with a minimum of 20 pounds per square inch residual. This residual must be maintained in residential, commercial, and industrial areas. Flow in residential areas is to be calculated at 1.5 gpm per living unit.

(e) If the Fire Code Official determines that an occupancy is of a hazardous nature, or if special hazards exist in addition to the normal hazard of the occupancy, section 901 of the International Fire Code, 2009 Edition shall apply.

Section 507.5 is amended to read as follows:

Section 507.5. Fire hydrant systems.

- (a) A fire hydrant is an approved national standard three-way hydrant connected to six-inch or larger water mains.
- (b) A two-way hydrant is not recognized unless it was installed before January 1, 1985 or it was installed in conjunction with nationally approved sprinkler systems.
- (c) Fire hydrants shall conform to the latest version of the AWWA Standard for Dry Barrel Fire Hydrants.
- (d) Fire hydrants shall have one 4.5 inch steamer and two 2.5 inch side connections with National Standard threads. The centerline of the steamer connection shall be a minimum of 18 inches above the ground surface.

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- (e) Hydrants must be located so that no portion of any new structure is more than 500 feet, as the hose lies, on accessible approved roadways.
- (f) Hydrants shall be spaced no less than every 500 feet in residentially zoned areas and no less than one every 300 feet in commercially and industrially zoned areas.
- (g) The City of Lockhart Water Department shall have the authority to develop and approve new fire hydrant installation methods and standards consistent with the application of this section.
- (h) Hydrants shall be installed in accordance with local jurisdiction construction standards.

Section 507.5.2 is amended by adding the following:

Section 507.5.2.1 Cost. The cost of maintaining fire hydrants on private property will be the burden of the occupant and/or owner of that property.

Section 507.5.3 is amended by adding the following:

Section 507.5.3.1 Water mains required.

- (a) Water mains shall be at least eight inches and large enough to supply the required fire flows. All developers shall provide an engineer certified computer model or hand calculation to the fire and engineering departments. The model or calculation shall indicate the minimum fire flows that will be met. Existing mains shall come into compliance with this requirement when they undergo major repairs or when the fire flow demands of new construction or new occupancy classifications in existing construction exceed the existing fire flows.
- (b) New eight-inch dead-end main more than 1320 feet long must be looped.
- (c) New eight-inch looped main shall not exceed 2500 feet, unless approved by the fire and engineering departments.

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(d) Any six-inch lead lines for hydrants cannot exceed 100 foot and, in no case, reduce the amount of required fire flow. Six-inch lines are not permitted for use as a utility line or fire line for fire hydrants for commercial structures.

(e) Private fire service mains and water tanks shall be periodically inspected, periodically tested, and maintained in accordance with NFPA 25. Reports for the inspection or test shall be on a form as specified by the fire code official.

Section 507.5.4 is amended to read as follows:

Section 507.5.4. Obstruction. Posts, fences, vehicles, growth, trash, storage, and other materials or objects shall neither be placed within five feet of nor kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. No person shall place or maintain an obstruction near fire protection equipment or a fire hydrant so that the fire department is deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

Section 507.5.5 is amended to read as follows:

Section 507.5.5 Clear space around hydrants. A 5-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

Section 507 is amended by adding the following:

Section 507.5.7. Marking. The location of all fire hydrants shall be identified with a blue reflective road dot placed near the center of the roadway in front of the hydrant.

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Exception 1 to Section 603.4 is amended to read as follows

Exceptions:

1. Unvented fuel-fired heaters that are listed and approved for installation in one-and two-family dwellings may be used therein.

Section 604.2.14.3 is amended to read as follows:

Section 604.2.14.3. Emergency systems. Exit signs, exit illumination as required by [Chapter 10](#), and elevator car lighting are classified as emergency systems and shall operate within 10 seconds of failure of the normal power supply for egress lighting and shall be capable of being transferred to the standby source.

Section 605.5.1 is amended to read as follows:

Section 605.5.1. Power supply. Extension cords shall be plugged directly into an approved receptacle and, except for approved multiplug extension cords, shall serve only one portable appliance.

Section 605.9 is amended to read as follows:

Section 605.9. Temporary wiring. Temporary wiring for electrical power and lighting installations is not allowed to exceed a period of 90 days. This includes decorative holiday lighting, carnivals and similar purposes. Temporary wiring methods shall meet the applicable provisions of the ICC International Electrical Code or National Electrical Code as adopted. Temporary wiring for construction purposes shall be removed at the end of construction.

Section 605 is amended by adding the following:

Section 605.11. Labels for disconnecting means. Each disconnecting means for each service feeder, or branch circuit shall be legibly marked to indicate its purpose at the point where it originates. Where the service feeder or branch is located on a building or other structure, a description of the device and address of the building must be prominently displayed utilizing a marking

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of sufficient durability to withstand the environment involved. A list of acceptable marking devices and labels can be obtained through the electric utility department.

Section 807.4.3.2 is amended to read as follows: (Applies to Schools)

Section 807.4.3.2 Artwork. Flammable or combustible materials posted on walls shall be limited to not more than 20 percent of the wall area in corridors and not more than 50 percent of the wall area of each wall in classrooms. Artwork and teaching materials are not an exception to this requirement.

Section 807.4.4.2 is amended to read as follows: (Applies to Day-Care facilities)

Section 807.4.4.2 Artwork. Flammable or combustible materials posted on walls shall be limited to not more than 20 percent of the wall area in corridors and not more than 50 percent of the wall area of each wall in classrooms. Artwork and teaching materials are not an exception to this requirement.

Section 903.1 is amended by adding the following:

Section 903.1.2 More restrictive section applies. Where fire sprinklers are required in other sections of this code, the most restrictive requirement will apply to methods of construction, installation, or other system requirements.

903.2.10 is amended to read as follows:

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy where one of the following conditions exist:

1. Where a Group S-2 fire area exceeds 18,000 square feet;
Exception: Open parking garages.

Where the fire area of an enclosed parking garage exceeds 12,000 square feet; or

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3. Where enclosed parking garages are located beneath other groups.
Exception: Enclosed parking garages located beneath Group R-3 occupancies

Section 903.2 is amended by adding the following:

Section 903.2.13. Other occupancy classifications. An automatic sprinkler system shall be provided throughout all buildings classified as Group B with the exception of Group B ambulatory health care facilities, and Group F-2 having a fire area exceeding 15,000 square feet.

Section 903.2.14 Additions and Expansions. Any building constructed after July 26, 2013 , which with attached construction, alteration, or addition to an existing structure of any group that causes the structure to exceed 15,000 sq. ft. For purposes of this section, an automatic fire sprinkler system is to be installed in the non-conforming or existing structure in addition to the new construction area.

Section 903.3.1.2 is amended by adding the following:

Section 903.3.1.2.2 Exterior closets. Sprinkler protection shall be provided in closets (regardless of size) that are accessible from the exterior of the building.

Section 906.3.1.2 is added.

Section 906.3.1.2. Fire Extinguishers minimum standards - Fire extinguishers are required for all multifamily dwellings new and existing.

A. Outside - if fire extinguishers are located outside the individual unit(s), one shall be on each level (if a multi-level building). The maximum travel distance (the furthest point to reach the extinguisher) shall not exceed 75 feet. If this distance is exceeded, another extinguisher shall be provided. The size and type of these extinguishers shall be a minimum 2A-10BC (≈5 lb.)

B. Inside - if fire extinguishers are located inside each unit, only one 1A-5BC (≈2½ lb.) is required.

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1. When mounting extinguishers, they must be no less than 4 inches from the floor, nor higher than 5 feet from the ground. The recommended height is about 3½ feet, measured to the top of the extinguisher. If located outside, an approved container is required.
 2. The property owner shall be responsible for the inspection, maintenance, and recharging or refilling of the extinguishers located on their property. Units shall be mounted per NFPA standards. This inspection and maintenance shall be completed each year by a trained licensed technician.
- C. Exception - the above requirements can be met by installation according to NFPA 10 adopted addition.

Section 907.2.6.1.1 is amended by adding the following:

Where more than one smoke alarm is required to be installed in an existing dwelling unit, existing units interconnection is required based the year of the original installation. In occupancies where new fire alarms are being installed based on code required upgrades or to new building code standards, they must meet interconnectivity standards in the residential and building codes respectively.

Section 903.2.16, International Fire Code, 2000 Edition, Chapter 9, Fire Protection Systems, (Existing Buildings), shall be removed.

Sec. 1004, International Fire Code, General Means of Egress, shall be amended by adding new Sections 1004.3.1; and 1004.3.2 to read as follows:

Sec. 1004.3.1

“Such sign shall read as follows: OCCUPANCY BY MORE THAN _____ PERSONS IS DANGEROUS AND UNLAWFUL.

“It shall be unlawful to remove or deface this Notice.”

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Sec. 1004.3.2

“When the code official determines that any building or other structure is in violation of the posted capacity, he shall temporarily order the establishment closed, and may obtain the assistance of other law enforcement agencies to enforce his order. The temporary closure of such a building or structure shall be limited to a period of time sufficient to evacuate the building and count the total number of occupants therein (including employees), and to reduce the actual number of occupants to constitute compliance with the building and fire codes.”

Sec. 1003, International Fire Code, 2000 Edition, General Means of Egress, Sections 1003.2.2.5.1; and 1003.2.2.5.2 shall be removed.

Section 1404.7 is amended to read as follows:

Section 1404.7 Electrical. Temporary wiring for electrical power and lighting installations used in connection with the construction, alteration or demolition of buildings, structures, equipment or similar activities shall comply with the Section 605.9 and NFPA 70.

Section 1410.1 is amended to read as follows: (Applies to buildings under construction)

Section 1410.1 Required access. Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 50 feet of temporary or permanent fire department connections. Vehicle access shall be provided to within 150 feet of all portions of the exterior wall of the first story of each building prior to the erection of combustible material within that building. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

Section 1412.1 is amended to read as follows: (Applies to buildings under construction).

Section 1412.1 When required. Water supply complying with Section 507 shall be provided within 500 feet of all portions of the exterior wall of the first story of each building prior to the erection of combustible material for that building.

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Section 2404.15.4 is amended to read as follows:

Section 2404.15.4. Operations such as the warming of foods, cooking demonstrations, and similar operations that use solid flammables, butane, or other similar devices which do not pose an ignition hazard may be approved by the fire code official.

Section 3301.2.4 is amended to read as follows: (Applies to Explosives and Fireworks).

Section 301.2.4 Financial responsibility. Before a permit is issued, as required by Section 3301.2, the applicant shall file with the jurisdiction a corporate surety bond or a public liability insurance policy in such form, amount and coverage as determined by the jurisdiction to be adequate in each case, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

Section 3308 is amended by adding the following:

Section 3308.11 Retail display and sale. Fireworks shall not be displayed for retail sale nor made available to the public.

Appendix B is amended to read as follows:

Appendix B
Fire Flow Calculations

The following information is a summary and is provided to assist in understanding the required fire flow calculation method. Refer to the Insurance Services Organization's (ISO) Fire Suppression Rating Schedule for actual

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calculations. Where any question or discrepancy exists Fire Suppression Rating Schedule should be followed.

The ISO's method for calculation of fire flows consider the square footage, type of construction, type of occupancy, exposure, and communication of the building to be protected. The required fire flow ("F") is determined as follows where:

A = effective area

C = construction coefficient*

O = occupancy factor*

E = exposure factor*

M = communication factor*

F = required flow

$$F = 18(O)(E)(M)(C)(\sqrt{A})$$

The effective area is the sum of 100% of the ground floor and 50% of all additional floors. The final result is rounded to the nearest 250 gpm up to 2500 gpm and to the nearest 500 gpm beyond 2500 gpm.

*See the ISO Fire Suppression Rating Schedule for details on calculation.

Residential Construction

For one and two family dwellings not exceeding two stories in height, the following fire flows shall be used.

Distance between buildings	Required fire flow
Over 100 feet	500 gpm
31–100 feet	750 gpm
11–30 feet	1,000 gpm
10 feet or less	1,500 gpm

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Commercial Construction

Maximum square footage by construction type and gpm fire flow (without modification for occupancy and exposures)

GPM	Fire Resistive	Non-Combustible	Ordinary	Frame
1500	22,611	12,719	8,140	3,618
1750	30,109	16,936	10,839	4,817
2000	38,678	21,756	13,924	6,188
2250	48,319	27,179	17,395	7,731
2500	59,031	33,205	21,251	9,445
3000	83,671	47,065	30,122	13,387
3500	112,598	63,336	40,535	18,016
4000	145,811	82,019	52,492	23,330
4500	183,311	103,112	65,992	29,330
5000	225,098	126,617	81,035	36,016

The square footage is the total of 100% of the first floor and 50% of each additional floor up to and including the 4th floor.

Appendix D is amended to read as follows:

APPENDIX D
FIRE APPARATUS ACCESS ROADS

Section D101 General

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code as adopted herein.

Section D102 Minimum specifications

D102.1 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

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Exception: Grades steeper than 10 percent as approved by the fire chief or designee.

D102.2 Turning radius. The minimum turning radius shall be determined by the Fire Code Official.

D102.3 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D102.3.

D102.4 Access and Loading. Facilities, buildings, or portions of buildings hereinafter constructed shall be accessible to fire department apparatus by way of a fire apparatus access road with an asphalt, concrete, or other driving surface approved by the Fire Code Official which is capable of supporting the fire apparatus manufacturer's specifications, but not less than 75,000 pounds (34050 kg.).

D103 Aerial Fire Apparatus Access Roads

D103.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

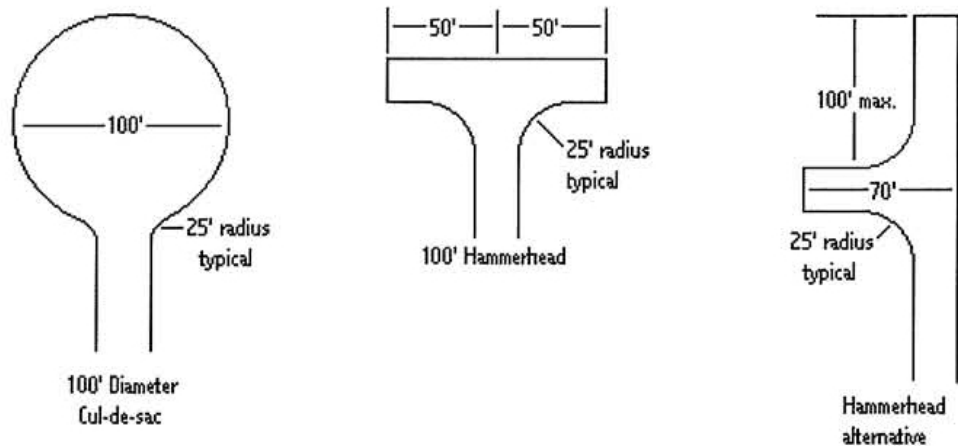
D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

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Table D102.3 Requirements for Dead-end Fire Apparatus Access Roads

Length (feet)	Width (feet)	Turnarounds required
0–150	<u>20</u>	None required
151–500	<u>20</u>	Shown in Figure D102.3
501–750	24	Shown in Figure D102.3
Over 750	Special approval required	

Figure D102.3 Dead-end Fire Apparatus Access Road Turnaround



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Sec. 20-35 Life Safety Code Amendments

Sec. 13.3.5, Life Safety Code, NFPA 101), Existing Assembly Occupancies, Sprinkler Requirements, shall be removed as a reference is hereby amended to read as follows:

Sec. 13.3.5, Life Safety Code, NFPA 101), Existing Assemblies shall not be made to comply unless modifications are made to the existing building which in the opinion of the Fire Code Official constitutes a threat to Life Safety.

Chapter 24, Life Safety Code, (NFPA 101), One and Two Family Dwellings, shall be removed as a reference is hereby amended to read as follows:

A requirement of this state or of an ordinance or order of a political subdivision that an automatic fire sprinkler system be installed in a new one-family or two-family dwelling may not be enforced with respect to a dwelling under 7,500 square feet in size.

A prospective owner of a one-family or two-family dwelling under 7,500 square feet in size in a jurisdiction in which an automatic fire sprinkler system would otherwise be required to be installed in the home may choose whether or not to have the system installed.

A builder in a jurisdiction in which an automatic fire sprinkler system is required to be installed in any new one-family or two-family dwelling shall offer a person with whom the builder contracts for the construction of a new one-family or two-family dwelling under 7,500 square feet in size the option of installing an approved automatic fire sprinkler system in accordance with the International Residential Code applicable to the construction under Section 430.001, Property Code.

II. Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or un-enforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting and of the Mayor in approving this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity or any other portion, provision or regulation.

III. Repealer: That all other ordinances, sections, or parts of ordinances heretofore adopted by the City of Lockhart in conflict with the provisions set out above in this ordinance are hereby repealed or amended as indicated.

IV. Penalty: Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in Section 1-8 of the City Code.

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V. Publication: That the City Secretary is directed to cause this ordinance caption to be published in a newspaper of general circulation according to law.

VI. Effective Date: That this ordinance shall become effective ten (10) days after passage.

PASSED, APPROVED and ADOPTED this the 16th day of July, 2013.

CITY OF LOCKHART

LEW WHITE, MAYOR

ATTEST:

APPROVED AS TO FORM:

CONNIE A. RODRIGUEZ, TRMC
CITY SECRETARY

PETER GRUNING
CITY ATTORNEY