

**CITY OF BALCH SPRINGS, TEXAS
ORDINANCE NO. 3019-11**

AN ORDINANCE TO AMEND AND REENACT CHAPTER 30 OF THE CITY CODE OF ORDINANCES OF THE CITY OF BALCH SPRINGS, TEXAS, ENTITLED “FIRE PREVENTION AND PROTECTION” BY ADDING A NEW SECTION “30-32” ENTITLED “LOCAL AMENDMENTS TO THE INTERNATIONAL FIRE CODE, 2006 EDITION”, TO PROVIDE FOR AN UPDATE TO THE INTERNATIONAL FIRE CODE; PROVIDING FOR CONFLICTING PROVISIONS; SEVERABILITY; EFFECTIVE DATE; AND PROVIDING FOR PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Balch Springs wishes to update its City Code of Ordinances pertaining to Chapter 30, Fire Prevention and Protection; and

WHEREAS, the City Council of the City of Balch Springs is authorized under Chapter 342 of the Texas Local Government Code to adopt fire code regulations; and

WHEREAS, the changes contained within this Ordinance are made pursuant to such authority and for the good government of the City; and

WHEREAS, all of the provisions wherein are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BALCH SPRINGS, TEXAS, that:

Sec. 30-32. – Local amendments to the International Fire Code, 2006 Edition.

CHAPTER 1. Administration:

The following amendments are made to the International Fire Code, 2006 Edition

Sec. 101-1. Change to read as follows:

These regulations shall be known as the Fire Code of the City of Balch Springs, hereinafter referred to as “this code.”

Section 102.1 Add #5.

102.1 Construction and design provisions.

5. The provisions of this code apply to buildings built under the IRC and IBC.

Section 102.4 Section 102.4 Changes to read as follows:

Application of other codes.

The design and construction of new structures shall comply with this code, and other codes as applicable, and any alterations, additions, changes in use or changes in structures required by this code, which are within the scope of the International Building Code, shall be made in accordance therewith. This code shall apply to new and existing one and two family dwellings.

Section 102.6 Change to read as follows:

Referenced codes and standards.

The codes and standards referenced in this code shall be those that are listed in Chapter 45 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted by the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Where NFPA 70 or the ICC Electrical Code is referenced herein, it shall mean the corresponding provision of the National Electrical Code as adopted.

Section 103.1 Change to read as follows:

General

The Fire Marshal's Office is established within the jurisdiction under the direction of the Fire Chief. The function of the division shall be the implementation, administration, and enforcement of the provisions of this code.

Section 103.1.2 Add to read as follows:

Fire Marshal's Office Commissioned Personnel

The Fire Chief and TCLEOSE commissioned members of the Balch Springs Fire Marshall's Office shall have the same powers as any police officer in this jurisdiction when performing their duties under this code.

Section 103.2 Change to read as follows:

Appointment

The Fire Marshall shall be appointed by the Fire Chief of the jurisdiction or will be one in the same. The Fire Marshal shall not be removed from the office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.

Section 103.3 Change to read as follows:

Deputies

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Fire Chief shall have the authority to appoint a Deputy Fire Marshal, other technical officers, inspectors and other employees.

Section 104.10.2 Add section 104.10.2 to read as follows:

Hazardous Materials

The Balch Springs Fire Marshal's Office is authorized to investigate the cause, origin, and circumstances of any unauthorized releases of hazardous materials. Any remedies deemed necessary to correct a situation by the FMO investigator shall be the same as if required by the Fire Code Official. Any violations noted and/or citations issued shall be the same as if issued by the Fire Code Official.

Section 105.1 Change to read as follows:

Permit Required.

Permits required by this code shall be obtained from the Balch Springs Fire Department, Fire Marshal's Office. Permit fees shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. A permit must be obtained prior to and approved before the use, installation of, or any construction begins for such work that would require said permit.

Section 105.1.4 Add to read as follows:

Section 105.1.4 Permit Fees

A permit fee shall be paid prior to conducting activities as follows:

1. *Fire alarm systems* to include the installation, addition to or alteration of a fire alarm system.
2. *Fire sprinkler systems* to include the installation, addition to or alteration of a fire sprinkler system.
3. *Fire suppression systems* to include the installation of, addition to or alteration of a fire suppression system.
4. *Underground storage tanks* to include the installation, removal, addition to or alteration of underground storage tanks and piping for the storage of hazardous materials, flammable liquids, or combustible liquids.
5. *Above ground storage tanks* to include the installation, removal, addition to or alteration of above ground storage tanks and piping for the storage of hazardous materials, flammable liquids, or combustible liquids.
6. *Open Burning*
7. *Fireworks/Pyrotechnics Displays*
8. *Access control gates*: Including the installation of or to alter an existing access control gates across a fire apparatus access road or fire lanes.
9. *Single or Multi-family inspection*: An inspection performed in connection with any change of tenancy or occupancy.
10. *Explosive materials*: The storage, use or detonation of explosive materials.
11. *Carnivals or Tents*: When for public use temporary or permanent.

Section 105.1.5 Add to read as follows:

Permit fee schedule

Balch Springs Fire Dept Permit Fees:

Automatic Fire Sprinkler:

0-99,999 Sq. Ft.	\$50 Minimum	\$.030 per Square ft
100,000-299,999 Sq. Ft.	\$2,000 for 1 st 100,000	\$.014 Each Additional Sq. Ft.
300,000 + Sq. Ft.	\$4,000 for 1 st 300,00	\$.009 Each Additional Sq. Ft.
Single Family Residential	\$50 per system	

Automatic Fire Alarm Systems:

0-10 Devices....	\$50.00 per Building
11-25 Devices....	75.00 per Building
25-99 Devices....	150.00 per Building
100-199 Devices	200.00 per Building
200+ Devices....	400.00 per Building
ANSUL Fire Presentation Suppression Systems	100.00 per system
Underground Fire Lane (Main Only)....	50.00 per system
Controlled Trench Burns....	300.00 per Day
Access Gate Control System....	100.00 per system
Carnival/Tent Inspection....	150.00 per tent
Fire Works Permit....	100.00 per Day
Fuel Tank Removal....	100.00 per Tank
Fuel Tank Installation....	100.00 per Tank
Temporary Above Ground Tank Storage (example: Propane Cylinders)...	100.00 annually
Multifamily Residential Inspection....	25.00 per unit/ per vacancy
Single Family Rental Property Inspection....	25.00 per unit/ per vacancy

PLANS REVIEW FEE:

Commercial 0.02/sq.ft....50.00

Minimum

Residential..... 50.00

Any fees not listed will be determined by the Fire Marshal's Office in advance of permitting.

Re-inspections/Pre-inspections:

1. A re-inspection fee shall be charged for each certificate of occupancy inspection after the initial inspection has been completed and each subsequent inspection if necessary.
2. A re-inspection fee shall be charged for each re-inspection of a fire alarm system, fire sprinkler system, fire suppression system, underground storage tanks and above ground storage tanks after the initial inspection.
3. A pre inspection fee shall be charged for inspections conducted prior to the application for a certificate of occupancy.

Investigation fee:

An investigation shall be made whenever any work for which a permit is required by this code has commenced without first obtaining a permit. An investigation fee shall be collected whether or not a permit is subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. The investigation fee shall be equal to the amount of the permit fee required by this code not to exceed two thousand (\$2,000.00) dollars.

Inspection after normal business hours:

Normal business hours are Monday through Friday from 8:00am until 4:00pm with the exception of holidays. Inspections may be conducted after hours or on Saturdays if requested and inspection personnel are available. The fee for such inspections shall be seventy-five (\$75.00) dollars per hour per inspector with two (2) hour minimum.

Plan review fees:

Plan review fees shall be charged as determined by the Fire Marshal and/or to include the requirement of an approved Third Party Reviewer as published on the official website of the Balch Springs Fire Department. The entity submitting the plans for approval will be responsible for any and all fees charged by the third party and the Fire Marshal's Office. A total may be requested before the plan submittal.

Section 106.2.1 Add to read as follows:

Inspection requests: It shall be the duty of the permit holder or their duly authorized agent to notify the fire code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that is required by this code.

Section 106.2.2 Add to read as follows:

Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the fire code official. The fire code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the fire code official.

Section 108 Change to read as follows:

Section 108 Appeals

Whenever the Fire Marshal's Office disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Marshal's Office to the Building and Standards Commission within thirty days after such decision date, or within the time allowed by a specific section of the code, whichever is applicable. Any provision of the code establishing an ability of appeals shall be referred to the Building and Standards Commission as the final deciding authority.

Section 109.3 Change to read as follows:

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 misdemeanor, punishable by a fine of not more than two thousand (\$2,000) dollars for each offense. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.4 Change to read as follows:

Failure to Comply. Any person who shall continue any work after having been served with a stop work order or working on a job site where a stop work order is posted in plain site for all to see, except for such work as directed by the stop work order to correct and/or remove the violation or unsafe condition, shall be liable to a fine of not less than (\$500) five-hundred dollars for the first day's offense and (\$2000) two-thousand dollars each subsequent day's offense. Each day after a first offense shall constitute a separate offense.

Chapter 2, Definitions

Section 202 Add new definitions to the existing list of definitions in section 202 to read as follows:

ADDRESSABLE FIRE DETECTION SYSTEM is any system capable of providing identification of each individual alarm-initiating device. The identification shall be in plain English and as descriptive as possible to specifically identify the location of the device in alarm. The system shall have alarm verification.

ANALOG INTELLIGENT ADDRESSABLE FIRE DETECTION SYSTEM is any system capable of calculating a change in value by directing measurable quantities (voltage, resistance, etc.) at the sensing point. The physical analog may be conducted at the sensing point or at the main control panel. The system shall be capable of compensating for long-term changes in sensor response while maintaining a constant sensitivity. The compensation shall have a present point at which a detector maintenance signal shall be transmitted to the control panel. The sensor shall remain capable of detecting and transmitting an alarm while in the maintenance mode.

BUILDING OFFICIAL shall be held to mean the Building Official for the City of Balch Springs, Texas.

BUREAU OF FIRE PREVENTION shall be held to mean the Balch Springs Fire Marshall's Office.

CHIEF OF THE BUREAU OF FIRE PREVENTION shall be the Fire Chief of the City of Balch Springs, Texas.

CITY shall be held to mean the City of Balch Springs, Texas.

CORPORATE COUNSEL shall be held to mean the City Attorney for the City of Balch Springs, Texas.

FIRE CODE OFFICIAL is the Fire Chief, Fire Marshall 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.

FIRE WATCH is a temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the fire code official, for the purpose of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

FLEET VEHICLE shall be held to mean a motor vehicle which is one of a group of motor vehicles, owned or operated as a unit and used in the ongoing course of business.

HIGH RISE BUILDING is a building having floors used for human occupancy located more than 55 feet above the lowest level of the fire department access.

JURISDICTION is the City of Balch Springs, Texas.

SELF-SERVICE STORAGE FACILITY Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

STANDBY PERSONNEL Qualified fire service personnel, employed by the City and approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Marshal. Charges for utilization shall be as normally calculated by the jurisdiction.

Chapter 3, General Precautions against Fire

Section 307.2 Change to read as follows:

Permit required. A permit shall be obtained from the code official in accordance with section 105.6 prior to kindling a fire for recognized Silviculture, range or wildlife management practices; prevention or control of disease or pests; or open burning. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled. Permits shall also meet regulations of:

1. Texas Commission on Environmental Quality (TCEQ) guidelines and/or restrictions.
2. State, county or local temporary or permanent bans on open burning.
3. Local written policies as established by the code official.

Section 307.4 Change to read as follows:

Location: The location for any type of open burning shall not be less than one hundred (100) feet from any structure and provisions shall be made to prevent the fire from spreading to within one hundred (100) feet of any structure.

Section 307.4.1 Amend by deleting this section in its entirety.

Section 307.4.2 Amend by deleting this section in its entirety.

Attendance: Any open burning shall be constantly attended until the fire is extinguished. A minimum of two fire extinguishers equipment such as water barrel, garden hose or water truck shall be utilized. The person/company obtaining the permit shall be responsible for the standby cost.

Section 308.3.1 Change to read as follows

Open-Flame Cooking Devices: Hibachis, gas-fired grills, charcoal grills, outdoor fireplaces other similar open flame devices used for cooking, heating or any other purpose, shall not be located or operated on any combustible balcony, or any deck, within 10 feet of any combustible construction.

Section 308.3.1.1 Change to read as follows

Liquefied-Petroleum-Gas-Fueled Cooking Devices: LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exception:

One- and two-family dwellings may have containers with a water capacity not greater than 20 pounds (9.08 kg) [nominal 8 pound (3.632 kg) LP-gas capacity] with an aggregate capacity not to exceed 40 lbs (2 containers).

Chapter 4, Emergency Planning and Preparedness

Section 401.3 Add Section 401.3.4 to read as follows

Fire Alarms and Nuisance Alarms: False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Chapter 5, Fire Service Features

Section 501.4 Add the following sentence to the end of the existing paragraph in section 501.4

No structure shall be allowed to progress beyond the foundation until the required fire hydrant and fire lanes are serviceable and acceptable.

Section 503.1.1. Amend by adding the following information to the end of first paragraph in section 503.1.1 to read as follows:

Except for single- or two-family residences, the path of measurement shall be a minimum of a five (5) foot wide unobstructed pathway around the external walls of the structure. An existing fire lane shall not be altered, abandoned or obstructed without the approval of the code official and only upon a showing that adequate fire protection will not be compromised.

Section 503.1.4 Add to read as follows:

Fire Lane Installation Timing Prior to the issuance of a building permit, fire lanes required by this section shall be designated on a site plan and a minimum of two (2) sets of said plans shall be submitted to the Fire Marshal for approval. No structure shall be allowed to progress beyond the foundation until the required fire lanes and any necessary hydrant are made serviceable and acceptable.

Section 503.1.5 Add to read as follows:

Existing Fire Lanes Any fire lane that has been established prior to passage of the ordinance from which this article is derived and designated by the Fire Marshal or that has been established by separate ordinance shall be a fire lane for all intents and purposes and shall be maintained as required by this code.

Section 503.1.6 Add to read as follows:

Maintenance of Fire Lanes:

1. The fire code official shall report any negligent surface conditions, markings, or signs to the owner or person in control of property upon which a fire lane exists and shall issue instructions for repair.
2. It shall be unlawful for the owner or person in control of property upon which a fire lane has been designated or exists to fail to maintain the surface of the fire lane in good condition, free of potholes and other non-approved obstructions.
3. It shall be unlawful for the owner or person in control of property on which a fire lane has been designated or exists to fail to maintain any marking of the fire lane as required by this Code in a condition which is not clearly legible.

Section 503.2.1 Change to read as follows:

Dimensions Fire apparatus access roads shall have an unobstructed width of not less than Twenty four (24) feet except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than fourteen (14) feet, and twenty-six (26) feet for buildings above 30 feet in height.

Section 503.2.2 Change to read as follows:

Authority The code official shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.

Section 503.2.7 Change to read as follows:

Grade The maximum lateral grade of a fire apparatus access road shall not exceed Five (5) percent and the maximum longitudinal grad shall not exceed Eight (8) percent. The approach grade must also be approved prior to any construction by the Fire Code Official.

Section 503.3 Change to read as follows:

Marking Approved striping shall be provided for fire apparatus access roads as required. In addition to striping, signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof where deemed necessary by the code official for clear identification of a fire apparatus access road. Signs or notices and striping shall be maintained in a clean and legible condition at all times and replaced or repaired when required by the fire code official to provide adequate visibility.

1. *Striping.* Fire apparatus access roads shall be marked by painted lines of red traffic paint six (6) inches 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 white letters at twenty-five foot 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 face of the curb.
2. *Signs.* Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be twelve (12) inches wide and eighteen (18) inches high. Signs shall be painted on a white background with letters and borders in red using not less than two-inch lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six (6) feet, six (6) inches above finished grade. Signs shall be spaced not more than fifty (50) feet apart. Signs may be installed on permanent buildings or walls or as approved by the Fire Marshal.

Section 503.4 Change to read as follows:

Obstruction of fire apparatus access roads shall not be obstructed in any manner including the parking, stopping, standing, loading or unloading of vehicles. The minimum widths and clearances established in section 503.2.1 and any area marked as a fire lane as described in section 503.3 shall be maintained at all times. The installation of speed bumps across fire lanes shall require the approval of the Fire Marshal.

Any unauthorized vehicle on a fire lane is:

- (1) Subject to removal by the operator of the premises, with the expense of removal and storage to be borne by the registered owner of the vehicle,
- (2) Subject to citation, as well as removal, by the Fire Marshal or a Police Officer, and
- (3) Prima facie evidence that the person in whose name the vehicle is registered is guilty of a violation of the parking provisions of this section if the driver cannot be located, or if the driver responsible can be located then said driver will be guilty of the parking violation and subject to citation. Expense of removal and storage to be borne by the registered owner of the vehicle or driver whom ever claims the vehicle from the City impound.

Section 503.4.1 Add to read as follows:

Loading zone A loading zone shall not co-exist with a fire lane. A loading zone shall not be established within a fire lane.

Section 503.6 Amend by adding the following sentence to the end of the existing paragraph in section 503.6:

A Balch Springs Fire Department permit and approval is required prior to the installation of a gate across an access road.

Section 505.1 Change to read as follows:

Address numbers Approved numerals of a minimum 8” height and of a high color contrasting with the background designating the address shall be placed on all new and existing buildings

or structures in a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways/access.

Where buildings do not immediately front a street, approved 8 inch height building numerals or addresses and 6-inch height suite/apartment numerals of a high color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum 20 inch by 30 inch background on border.

Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width shall be 1 inch.

Exception: R-3 Single Family occupancies shall have approved numerals of a minimum 4 inches in height and a high color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

Section 506.1.2. Amend by adding a new section 506.1.2 to read as follows:

Key box: A key box as defined in Section 502.1 shall be provided on all occupancies within the jurisdiction. The key box shall contain keys for each locked doorway within the building and each elevator. The keys shall be identified as to the corresponding locks.

Exception: R-2 and R-3 occupancies are not required to provide keys to non common areas. R-1 occupancies that are open and accessible to the public twenty-four (24) hours each day without the assistance of keys, card readers or any other means of entry assistance and provides personnel on site 24/7 that can immediately access keys to each and every locked doorway shall not be required to provide a key box.

Section 508.5.7 Add to read as follows:

Fire Department Connection The fire department connection for a sprinkler and/or a standpipe connection shall be within Fifty (50) feet of a dedicated street or fire apparatus access road.

Section 511 Add to read as follows:

Emergency Radio Communications Ensures proper communications inside a building during emergency operations.

511.1 Signal strength in buildings In all new and existing buildings in which the type of construction or distance from an operational emergency services antenna or dispatch site does not provide adequate frequency or signal strength as determined by the code official, the building owner shall be responsible for providing the equipment, installation and maintenance of said equipment in a manner to strengthen the radio signal.

The radio signal shall meet the minimum input/output strengths according to the emergency radio system's provider and system manager.

Chapter 6, Building Services and Systems

Section 605.5.1 Change to read as follows:

Power Supply Extension cords shall be plugged directly into an approved receptacle and shall serve only one portable appliance. Approved multi-plug extension cords shall be plugged directly into an approved receptacle and shall serve only one portable appliance per tap with a total load not to exceed the cord capacity.

Section 605.5.4 Change to read as follows:

Grounding All extension cords shall be of a grounded style and grounded appropriately.

Chapter 7, Fire-Resistance-Rated Construction

Section 704.1 Change to read as follows:

Enclosure Interior vertical shafts, including but not limited to stairways, elevator Hoistways, service and utility shafts, that connect two or more stories of a building shall be enclosed or

protected in accordance with the codes in effect at the time of construction but, regardless of when constructed, not less than as specified in Table 704.1.

Chapter 9, Fire Protection Systems

Section 901.6.1 Add section to read as follows:

Standpipe Testing Building owner/managers must utilize a licensed fire protection contractor to test and certify standpipe systems. In addition to the testing and maintenance requirements of NFPA 25 applying to standpipe systems, the following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe system.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the contractor shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. There is no required pressure criterion at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's. Contact the Fire Marshal for additional information.
5. Upon successful completion of standpipe test, the contractor shall place a blue tag (as per "Texas Administrative Code, Title 28. Insurance, Part I. Texas Department of Insurance, Chapter 34. State Fire Marshal, Subchapter G. Fire Sprinkler Rules, 28. TAC §34.720. Inspection, Test and Maintenance Service (ITM) Tag") at the bottom of each standpipe riser in the building. An example of this tag is located at the end of this SOP. The tag shall be checked-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The contractor shall follow the procedures as required by "Texas Administrative Code, Title 28. Insurance, Part I. Texas Department of Insurance, Chapter 34. State Fire Marshal, Subchapter G. Fire Sprinkler Rules, 28 TAC" with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (Fire Marshal).
7. Additionally, records of the testing shall be maintained by the owner and contractor, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the Fire Marshal for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this fire fighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

Section 901.7 Change to read as follows:

Systems out of service Where a required fire protection is out of service or in the event of numerous accidental activations, the fire department and the code official shall be notified immediately and where required by the code official, the building shall either be evacuated or

standby personnel shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. Where utilized, standby personnel shall be provided with at least one (1) approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Section 903.2 Delete the exception in its entirety.

Section 903.2.8.3. Add a new section 903.2.8.3 to read as follows:

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 two (2) hour fire barrier separation wall installed between every storage compartment.

Section 903.2.10.3 Change to read as follows:

Buildings over 35 feet 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, that is located thirty-five (35) feet or more above the lowest level of fire department vehicle access.

Exception: Open parking structures in compliance with section 406.3 of the International Building Code.

Section 903.2.10.4 Add to read as follows:

High-Piled Combustible Storage For any building with a clear height exceeding twelve (12) feet, see Chapter 23 to determine if those provision apply.

Section 903.2.10.6 Add to read as follows:

New and/or Remodeled Buildings Six-Thousand (6,000) sq. ft. or Greater An automatic sprinkler system shall be installed throughout all New and/or remodeled buildings with a building area of six-thousand (6,000) sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exceptions:

1. Open parking garages in compliance with Section 406.3 of the International Building Code.
2. Occupancy Type A-5.
3. Remodels not to exceed 30% or \$50,000.
4. If current water provider doesn't have water flow available, each development will be reviewed on a case by case basis.

Section 903.3.1.1 Change to read as follows:

NFPA 13 Sprinkler Systems Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance this section, sprinklers shall be installed throughout in accordance with NFPA 13 1999 edition as amended by City Of Balch Springs Ordinance 2052-08, except as provided in Section 903.3.1.1.1

Section 903.3.1.1.1 Change to read as follows:

Except locations. When approved by the code official, sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water or flame and water constitutes as a serious life or fire hazard.

2. Any room or space where sprinklers are considered undesirable because of the nature of the contents when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than two (2) hours.

Section 903.1.2 Change to read as follows:

NFPA 13R sprinkler system Where allowed in buildings of Group R, up to four stories in height, automatic sprinkler system shall be installed throughout in accordance with NFPA 13R, 1999 edition, as amended by the Balch Springs Ordinance 2052-08 and/or any subsequent revisions to the said ordinance.

Section 903.3.5 Amend by adding a second paragraph to the existing section 903.3.5 to read as follows:

The water supply required automatic sprinkler systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a ten (10) psi safety factor.

Section 903.3.7 Amend by adding the following sentence to the end of section 903.3.7

The fire department connection shall be located within fifty (50) feet of a fire apparatus access road and within one hundred (100) feet of a fire hydrant.

Section 903.4. Amend the section by adding a paragraph after the exceptions in section 903.4 to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to an automatic sprinkler system and shall cause an alarm upon detection of water flow lasting more than forty-five (45) seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.6.2 Add to read as follows:

Spray booths and Rooms New and existing spray booths and spraying rooms shall be protected by an automatic fire-extinguishing system in accordance with Section 1504. The system must be approved and have a permit issued by the Balch Springs Fire Marshal's Office prior to installation.

Section 905.2 Change to read as follows:

Installation standards Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe system shall be supervised with a minimum of ten (10) psig and a maximum of forty (40) psig air pressure with a high/low alarm.

Section 905.3.8 Add to read as follows:

Building Area In buildings exceeding 10,000 square feet in area per story, Class 1 automatic wet or manual wet standpipes shall be provided where any portion where of the building's interior area is more than 200 feet of travel, vertically or 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 905.4, item #5 Change to read as follows:

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located either... {remainder of paragraph unchanged}...

Section 905.9 Change to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow lasting more than forty-five (45) seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 907.1.3 Add section 907.1.3 to read as follows:

Design standards All alarm systems new or replacement serving ten (10) or more alarm actuating devices shall be addressable fire detection systems. Alarm systems serving more than forty (40) smoke detectors or more than one hundred (100) total alarm activating devices shall be analog intelligent addressable fire detection systems. All detection devices shall have a unique point of identification.

Exception: Existing systems will be required to comply with this section when building remodel involving thirty (30) percent or more of the building occurs or expansion increasing the building more than thirty (30) percent occurs. When cumulative building remodel or expansion exceeds fifty (50) percent of the building, compliance is required within eighteen (18) months of permit application.

Section 907.2.1 Change to read as follows:

Group A. A manual fire alarm system shall be installed in Group A. occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {unchanged}

Section 907.2.3 Change the beginning paragraph in the section to read as follows:

Group E. A manual fire alarm system shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in all Group E day care occupancies. Unless separated by a minimum of one hundred (100) feet open space, all buildings, whether portable buildings or the main building, will be considered one (1) building for alarm occupant load consideration and interconnection of alarm systems.

Exception: {unchanged}

Section 907.2.3 Change Exception "1" to read as follows"

Exceptions:

1. Group E educational and day care occupancies with an occupant load of less than fifty (50) when provided with an approved automatic sprinkler system.

- 1.1 Residential in-home day care with not more than twelve (12) children may use interconnected single station detectors in all habitable rooms. (For care of more than five (5) children two and one-half (2 ½) years of age or less, see section 907.2.6.)

Balance of exceptions: {unchanged}

Section 907.2.12 Change the beginning paragraph to read as follows:

High-rise buildings: Buildings having floors used for human occupancy located more than fifty-five (55) feet (22 860 16 764mm) above the lowest level of fire department vehicle access shall be provided with an automatic fire alarm system and an emergency voice/alarm communications system in accordance with section 907.2.12.2.

Section 907.2.12 Change Exception “3” to read as follows:

3. Buildings with an occupancy in Group A-5 in accordance with section 303.1 of the International Building Code when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

Section 907.4 Changing the heading and adding a second sentence to read as follows:

Manual fire alarm actuating devices shall be an approved double action type.

Section 907.6.1. Adding section 907.6.1 to read as follows:

Installation All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All initiating circuit conductors shall be Class “A” wired with a minimum of six feet separation between supply and return circuit conductors. IDC- Class “A” Style D; SLC-Class “A” Style 6; NAC- Class “B” Style Y. The IDC from an addressable device used to monitor the status of a suppression system may be wired Class B, Style B provided the distance from the addressable device is within 10-feet of the suppression system device.

Section 907.9.2 Change the beginning paragraph to read as follows:

High-rise buildings In buildings that have any floor used for human occupancy that is located more than 55 feet above the lowest level... {remainder of section unchanged}.

Section 910.1 Change exception #2 read as follows:

Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, only manual smoke and heat vents shall be required within these areas.

Section 910.2 Add section 910.2.4 and exceptions to read as follows:

SECTION 910.2.4 Group H Buildings and portions thereof used as Group H occupancy as follows:

In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet in single floor area.

Exceptions:

1. Buildings of noncombustible construction containing only noncombustible materials.
2. In areas of buildings in Group H used for storing Class 2, 3 and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.
3. Buildings of noncombustible construction containing only noncombustible materials.

Table 910.3 Change the *TITLE* of the first row of the table from “Group F-1 and S-1” to include “Group H” and to read as follows:

Group H, F-1 and S-1

Section 910.3.2.2 Add second paragraph to read as follows:

The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees (F) (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Section 913.1 Add second paragraph and exception to read as follows:

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

Section 913.4. Amend by changing the heading and adding a paragraph at the end of the section to read as follows:

Valve and fire pump system supervision.

The fire pump system shall also be supervised for “loss of power,” “phase reversal” and “pump running” conditions by supervisory signal on distinct circuits.

Chapter 10, Means of Egress

Section 1020.1.7 Change to read as follows:

Smoke proof enclosures In buildings required to comply with Section 403 or 405 of the IBC, each of the exits of a building that serves stories where any floor surface is located more than 55 feet above the lowest level of fire department vehicle access or more than 30 feet below the level of exit discharge serving such floor levels shall be smoke proof enclosure or pressurized stairway in accordance with Section 909.20.

Section 1028.2 Change to read as follows:

Reliability Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. Security devices affecting means of egress shall be subject to approval of the fire code official.

Chapter 15, Flammable Finishes

Section 1504.4 Change to read as follows:

Fire Protection New and existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system complying with Chapter 9. Protection shall also extend to exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used.

Chapter 22, Motor Fuel-dispensing Facilities and Repair Garages

Section 1504.4 Change to read as follows:

Supervision of dispensing The dispensing of fuel at motor fuel-dispensing facilities shall be in accordance with the following:

1. Conducted by a qualified attendant; and/or,
 2. Shall be under the supervision of a qualified attendant; and/or
 3. Shall be an unattended self-service facility in accordance with Section 2204.3
- At any time the qualified attendant of item#1 or #2 above is not present, such operations shall be considered as an Unattended Self-Service facility and shall also comply with Section 2204.3.

Chapter 23, High-Piled Combustible Storage

Section 2302.1 Amend the definition of “High-piled combustible storage” by adding a second paragraph to read as follows:

Any building 6,000 sq.ft. or greater that has a clear height in excess of 12 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage and shall comply with the provisions of this section. When a specific product cannot be identified, a fire protection system shall be installed as for Class IV commodities, to the maximum pile height.

Table 2306.2 replace text of “footnote j” to read as follows:

Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, only manual smoke and heat vents shall be required within these areas.

Chapter 24, Tents, Canopies, and Other Membrane Structures

Section 2404.20 Change to read as follows:

Standby personnel/Crowd managers When, in the opinion of the code official, it is essential for public safety in a place of assembly or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, the owner, agent or lessee shall employ standby personnel, to remain on duty during the times such places are open to the public, or when such activity is being conducted. Before each performance or the start of such activity, and during the time such place is open to the public or such activity is being conducted, standby personnel shall keep diligent watch for fires and take prompt measures as directed by the Fire Chief. Such duties may include, but not be limited to, extinguishment of fires that occur and assistance in the evacuation of the public from the structure.

There shall be trained crowd managers or crowd manager supervisors at a ratio of one crowd manager/supervisor for every 250 occupants, as approved.

Chapter 26, Welding and Other Hot Work

Section 2604.2.6 Change to read as follows:

Fire Protection A minimum of a 2-A, 20-B:C-rated fire extinguisher complying with Section 906 or a charged water hose equipped with a nozzle shall be readily accessible within 30 feet (9144mm) where hot work is being performed.

Chapter 27, Hazardous Materials- General Provisions

Section 2703.1.5 Add to read as follows:

Hazardous Material Storage is prohibited in residential occupancies.

Exception Quantities are permitted for the maintenance of pertinent equipment of systems for such uses and shall be in accordance with Chapter 27.

Chapter 33, Explosives and Fireworks

Section 3301.1.1 Add a sentence to the end of section 3301.1.1 to read as follows:

The manufacture of explosives is prohibited.

Section 3301.1.3 Change to read as follows:

Fireworks The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. When approved for fireworks displays, storage and handling of fireworks are prohibited.
2. The use of fireworks for approved display as permitted in section 3308.

Section 3302 Change the definition of “fireworks” to read as follows:

FIREWORKS Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration, detonation, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.4G fireworks or 1.3G fireworks as set forth herein.

Section 3308.5.3.1 Add to read as follows:

Marking of Shell Each aerial shell shall have printed directly on its outer casing the following minimum warning 1/8–inch high letters, which contrast to the background:

WARNING

EXPLOSIVES CLASS “1.4G or 1.3G”

FIREWORK

DO NOT HANDLE- CALL “911”

Section 3308.12 Add to read as follows:

Ignition Aerial shells shall be ignited by lighting the tips of fuses by an electrical ignition source except when manual ignition is approved by the Fire Marshal. Operators shall not place any part of their bodies over the throat of the mortar.

Chapter 34, Flammable and Combustible Liquids

Section 3403.6 Amend by adding a sentence to the end of section 3403.6 before Exceptions to read as follows:

An approved method of secondary containment shall be provided for underground tank and piping systems.

Section 3404.2.9.5.1 Change to read as follows:

Locations where Aboveground Tanks are prohibited Storage of Class I and II liquids in aboveground tanks outside of buildings is prohibited within the limits established by law as the limits of the City of Balch Springs within residential areas or five-hundred (500) feet there of. The storage of flammable or combustible liquids in above-ground tanks is prohibited in residential areas.

Section 3404.2.11.5 Add the following sentence:

An approved method of secondary containment shall be provided for underground tank and piping systems.

Section 3404.2.11.5.2 Change to read as follows:

Leak detection Underground storage tank systems shall be provided with an approved method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 3404.2.11.5.3.

Section 3404.2.11.5.3 Add to read as follows

Dry sumps Approved sampling tubes of a minimum 6 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling sump at the corners of the excavation with a minimum of 4 sumps. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

Section 3404.3.8 Change to read as follows:

Liquid storage warehouses Buildings used for the storage of flammable or combustible liquids in quantities exceeding those set forth in Section 3404.3.4 for control areas and Section 3404.3.7 for liquid storage rooms shall comply with Sections 3404.3.8.1 through 3404.3.8.5 and shall be

constructed and separated as required by the International Building Code and be located no closer than two- thousand (2000) feet from a residential area as measured by a straight line from any corner of the building to the property line of the nearest residence.

Section 3406.5.4.1 is deleted.

Section 3406.5.4.3 is deleted.

Section 3406.5.4.5 is deleted.

Chapter 38, Liquefied Petroleum Gases

Section 3801.1 Change to read as follows:

Scope Storage, handling and transportation of liquefied petroleum gas (LP-gas) and the installation of LP-gas equipment pertinent to system for such uses shall comply with this chapter, NFPA 58, and be subject to the approval of the Fire Chief. Properties of LP gases shall be determined in accordance with the Appendix B of NFPA 58.

Section 3803.2.1.8 Add to read as follows:

SECTION 3803.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

Section 3804.2 Add exception #2 to read as follows:

Exceptions:

1. {Existing exception unchanged}
2. Except as permitted in 308.3 and 3804.3.2, LP-gas containers are not permitted in residential areas.

Section 3804.3.2 Add to read as follows:

Spas, Pool Heaters and other listed devices Where natural gas service is not available, LP-Gas containers are allowed to be used to supply spa and pool heaters or other listed devices. Such containers shall not exceed 250-gallon water capacity. See Table 3804.3 for location of containers.

Amend Chapter 45 Referenced Standards for NFPA listed below to the following standards:

Amend 10-02 to Standard Reference Number 10, 2007 Edition, Portable Fire Extinguishers...
Table 901.6.1, 906.2, 906.3, Table 906.3(1), Table 906.3(2), 21063

Amend 13D-02 to Standard Reference Number 13D, 2007 Edition, Installation of Sprinkler Systems...
Table 704.1, 903.3.1.1, 903.3.2, 903.3.5.1.1, 903.3.5.2, 904.11, 905.3.4, 907.9, 2301.1, 2301.1, 2304.2,
Table 2306.2, 2306.9, 2307.2, 2307.2, 2307.2, 2307.2.1, 2308.2.2, 2308.2.2.1, 2310.1, 2310.1, 2501.1,
2804.1, 2806.5.7, 3404.3.3.9, Table 3404.3.6.3(7), 3404.3.7.5.1, 3404.3.8.4

Amend 13D-02 to Standard Reference Number 13D, 2007 Edition, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes...903.3.1.2, 903.3.5.1.1, 903.3.5.1.2, 903.4

Amend 14-03 to Standard Reference Number 14, 2007 Edition, Installation of Standpipe and Hose Systems...905.2, 905.3.4, 905.4.2, 905.8

Amend 20-03 to Standard Reference Number 20, 2007 Edition, Standard for the Installation of Stationary Pumps for Fire Protection...913.1, 913.2, 913.5.1

Amend 33-03 to Standard Reference Number 33, 2007 Edition, Spray Application Using Flammable or Combustible Liquids...1504.3.2

Amend 72-03 to Standard Reference Number 72, 2007 Edition, National Fire Alarm Code...509.1, Table 901.6.1, 903.4.1, 904.3.5, 907.2, 907.2.1.1, 907.2.10, 907.2.10.4, 907.2.11.2, 907.2.11.3, 907.2.12.2.3, 907.2.12.3, 907.3, 907.5, 907.6, 907.10.2, 907.11, 907.15, 907.17, 907.18, 907.20, 907.20.2, 907.20.5

Amend 1123-00 to Standard Reference Number 1123, Fireworks Display, 2006 Edition, 3302.1, 3304.2, 3308.1, 3308.2.2, 3308.5, 3308.6

Amend 1126--01 to Standard Reference Number 1126, 2006 Edition, Standard for the Use of
Pyrotechnics before a Proximate Audience...3304.2, 3305.1, 3308.1, 3308.2.2, 3308.4, 3308.5
Sections 30-3----30-60 Reserved

(Ord. No. 1068-05, § II, 6-27-2005; Ord. No. 2038-07, § 2, 12-10-2007; Ord. No. 2068-09,
§ 2(Exh.A), 2-9-2009)

Secs. 30-33----30-60.- Reserved.

* * *

SECTION 4. All provisions of the ordinances of the City of Balch Springs in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of such conflict, and all other provisions of the ordinances of the City of Balch Springs not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 6. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

SECTION 7. It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

DULY PASSED AND ADOPTED by the City Council of the City of Balch Springs, Texas, on the 19TH day of December, 2011.

APPROVED:

Carrie F. Gordon, Ph.D., Mayor

ATTEST:

Cindy Gross, City Secretary