

**AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS
ORDINANCE NO. 2555**

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 5, “BUILDINGS AND GENERAL BUILDING REGULATIONS”, ARTICLE II. “BUILDING CODE”, DIVISION 2. “INTERNATIONAL BUILDING CODE”, BY REPEALING DIVISION 2. “INTERNATIONAL BUILDING CODE”, IN ITS ENTIRETY INCLUDING AMENDMENTS THERETO; AND, REPLACING WITH A NEW DIVISION 2. “INTERNATIONAL BUILDING CODE” TO ADOPT THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION, AS THE CITY OF DUNCANVILLE INTERNATIONAL BUILDING CODE, AND THE AMENDMENTS THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATION OF THIS ORDINANCE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That the City of Duncanville Code of Ordinances be, and the same is, hereby amended by amending Chapter 5, “Buildings and General Building Regulations”, Article II. “Building Code”, Division 2. “International Building Code” by repealing said Division in its entirety, including amendments thereto; and, replacing with a new Chapter 5, “Buildings and General Building Regulations”, Article II. “Building Code”, Division 2. “International Building Code”, to read as follows:

**“CHAPTER 5-BUILDINGS AND GENERAL
BUILDING REGULATIONS**

Article II. Building Code.

Division 1. Generally

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Division 2. International Building Code.

Sec. 5-25. Adopted; incorporated by reference.

For the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location, and maintenance of buildings and structures, the city herewith adopts by reference and makes a part hereof for all purposes, the same as if fully

copied in full herein, the International Building Code (IBC), 2021 Edition, including Appendices B-C, F, G, I-K, and N, and Resource A of said code, and referenced codes contained in the International Building Code Chapter 35 Referenced Standards. A copy of the International Building Code with approved amendments, shall be maintained at all times at the public library and in the office of the chief building official.

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Sec. 5-27. Amendments to building code.

The International Building Code (IBC), 2021 Edition, as adopted by this article, is amended by amending, deleting, or adding the following sections, to wit:

City of Duncanville Amendments to the 2021 International Building Code

101.4.8 Electrical.

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

103.1 Creation of enforcement agency. The CITY OF DUNCANVILLE BUILDING INSPECTION DIVISION is hereby created and the official in charge thereof shall be known as the *Chief Building Official*.

[Remainder Unchanged]

105.2 Work exempt from permit. *under sub-title titled "Building" replace with the following; remainder unchanged:*

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).
2. Oil derricks.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.

7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.

8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

9. Swings and other playground equipment accessory to detached one- and two-family dwellings.

10. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

11. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

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

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. City approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. The job site is red-tagged twice for the same item;
6. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

Section 110.3.6; Lath, gypsum board and gypsum panel product inspection. *Delete exception*

SECTION 202 DEFINITIONS. *amend to add or change the following definitions, other definitions to remain;*

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or who are already incapable of self-preservation, including but not limited to:

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

- Psychiatric centers

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge and the Building Official as having the competence necessary to inspect a particular type of construction requiring special inspection.

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

REGISTERED SHORT TERM RENTAL FACILITY. Buildings or portions of buildings currently possessing a valid Short Term Rental Registration with the City's Short Term Rentals program or Workforce Housing program.

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, except when applying the assembly requirements of Chapters 10 and 11.

304.1 Business Group B; *add the following to the list of occupancies:*

Fire stations

Police stations with detention facilities for 5 or less

307.1.1 Uses other than Group H; *change Item 4 to read as follows:*

4. Cleaning establishments that utilize *combustible liquid* solvents having a flash point of 140°F (60°C) or higher in closed systems employing equipment *listed* by an *approved* testing agency, provided that this occupancy is separated from all other areas of the building by 1-hour *fire barriers* constructed in accordance with Section 707 or 1-hour *horizontal assemblies* constructed in accordance with 711, or both. This does not remove any requirements found in IFC Chapter 21, Dry Cleaning Plant provisions.

403.1 Applicability; *change Exception 3 to read as follows:*

3. The open-air portion of a building containing a Group A-5 occupancy in accordance with Section 303.6.

[F] 403.3, Automatic Sprinkler System. Delete exception;

[F] 403.3.2 Water supply to required fire pumps.

In buildings that are more than 120 feet (36.5 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the full flow and pressure required for the pumps to operate.

Exception: Where *approved*, two connections to the same main shall be permitted provided that the main is valved such that an interruption can be isolated so that water supply will continue without interruption through not fewer than one of the connections.

404.10 Exit access stairways in an atrium.

Where an atrium contains an exit access stairway all the following shall be met: ...*Remainder Unchanged...*

506.3.1 Minimum percentage of perimeter.

To qualify for an area factor increase based on frontage, a building shall have not less than 25 percent of its perimeter on a *public way* or open space. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved *fire lane*. In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 16-foot-wide pathway meeting fire department access from the street or approved fire lane shall be provided.

708.4.1 Supporting construction; Delete exception;

708.4.2; Fireblocks and draftstops in combustible construction; Delete exceptions 2-5;

901.6.1.1 Standpipe Testing.

Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. 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 backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also 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 systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester 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. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no

required pressure criteria 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. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-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 procedures required by Texas Administrative Code Fire Sprinkler Rules 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 code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, 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 nighttime freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting 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*.

[F] 903.2 Where required. *Delete exception;*

[F] 903.2.4.2 Group F-1 distilled spirits.

An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

[F] 903.2.8 Group R.

An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

Exception: Buildings with a valid Registration in the Duncanville Short Term Rental Program that are 6,000 square feet or less, contain five or fewer guest rooms, have 10 or fewer total occupants, that contain a monitored fire alarm system.

[F] 903.2.9.3 Group S-1 Distilled spirits or wine.

An *automatic sprinkler system* shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

903.2.9.4; *delete exception;*

[F] 903.2.9.5 Self-Service Storage Facility.

An automatic sprinkler system shall be installed throughout all climatized self-service storage facilities.

[F] 903.2.11.3 Buildings 35 feet or more in height.

An automatic sprinkler system shall be installed throughout buildings that have one or more stories, other than penthouses in compliance with Section 1510 of the *International Building Code*, located 35 feet (10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

[F] 903.2.11.7 High-Piled Combustible Storage.

For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

[F] 903.2.11.8 Spray Booths and Rooms.

New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

[F] 903.2.11.9 Buildings Over 6,000 sq. ft.

An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater, in other than one- and two-family dwellings containing no other accessory uses.

Exception: Open parking garages in compliance with Section 406.5 of the IBC where all of the following conditions apply:

- a. The structure is freestanding.
- b. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms, elevators, or spaces used or occupied for anything other than motor vehicle parking.
- c. The structure does not exceed three stories.
- d. An approved fire apparatus access road is provided around the entire structure.

[F] 903.3.1.1.1 Exempt Locations.

When approved by the *fire code official*, automatic 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 a 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 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 fire 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 2 hours.
4. Buildings with a valid Registration in the Duncanville Short Term Rental Program that are 6,000 square feet or less, contain five or fewer guest rooms, have 10 or fewer total occupants, that contain a monitored fire alarm system.
5. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

[F] 903.3.1.2 NFPA 13R sprinkler systems.

Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. The floor level of the highest story is 35 feet (10 668 mm) or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is 35 feet (10 668 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from grade plane.

[F] 903.3.1.2.2 Corridors and balconies.

Sprinkler protection shall be provided in all corridors and for all balconies.

[F] Section 903.3.1.2.3 Attached Garages and Attics.

Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the

lowest level of fire department vehicle access.

4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.
 - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - 4.3. Construct the attic using noncombustible materials.
 - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 4.5. Fill the attic with noncombustible insulation.

903.3.1.3 NFPA 13D Sprinkler Systems.

Automatic sprinkler systems installed in one- and two-family *dwelling*s; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D and in accordance with state law.

[F] 903.3.1.4 Freeze protection.

Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

[F] 903.3.5 Water supplies. *add a second paragraph to read as follows:*

Water supplies for *automatic sprinkler systems* shall comply with this section and the standards

referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the *International Plumbing Code*. For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official.

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

[F] 903.3.4 Actuation.

Automatic sprinkler systems shall be automatically actuated unless specifically provided for in this code.

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 for more than 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.

[F] 903.4.2 Alarms.

An approved audible device, located on the exterior of the building in an approved location, shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. When a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

[F] 905.2 Installation Standard.

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

[F] 905.3.9 Buildings Exceeding 10,000 sq. ft.

In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
- 2.

3. R-2 occupancies of four stories or less in height having no interior corridors.

[F] 905.4 Location of Class 1 standpipe hose connections. *change Items 1, 3, and 5, and add Item 7 as follows:*

1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.

Exception: {No change.}

2. {No change.}

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from an interior exit stairway hose connection by a {remainder of text unchanged}

4. {No change.}

5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the highest landing of an interior exit stairway with stair access to the roof provided in accordance with Section 1011.12.

6. {No change.}

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

[F] 905.8 Dry standpipes.

Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

[F] 905.9 Valve supervision. *add a second paragraph after the exceptions to read as follows:*

Valves controlling water supplies shall be supervised in the open position so that a change in the normal position of the valve will generate a supervisory signal at the supervising station required by Section 903.4. Where a fire alarm system is provided, a signal shall be transmitted to the control unit.

Exceptions:

1. Valves to underground key or hub valves in roadway boxes do not require supervision.

2. Valves locked in the normal position and inspected as provided in this code in buildings not equipped with a fire alarm system.

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 for more than 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.

[F] 906.1 Where required. *delete all of Exception 3 to Item 1:*

[F] 907.1.4 Design Standards.

Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

[F] 907.2.1 Group A.

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons, or where the occupant load is more than 100 persons above or below the *lowest level of exit discharge*. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. 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: Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Activation of fire alarm notification appliances shall:

1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

[F] 907.2.3 Group E.

A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 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 Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. A manual fire alarm system shall not be required in Group E occupancies with an *occupant load*

of 50 or less.

- 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

{No change to remainder of exceptions.}

[F] 907.2.10 Group S.

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, and the occupant notification appliances will activate throughout the notification zones upon sprinkler flow.

[F] 907.2.13 High-rise buildings.

High-rise buildings shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Sections 412 and 907.2.22.
2. *Open parking garages* in accordance with Section 406.5.
3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.
4. Low-hazard special occupancies in accordance with Section 503.1.1.
5. Buildings with an occupancy in Group H-1, H-2, or H-3 in accordance with Section 415.
6. In Group I-1 and I-2 occupancies, the alarm shall sound at a *constantly attended location* and occupant notification shall be broadcast by the emergency voice/alarm communication system.

907.4.2.7 Type.

Manual alarm initiating devices shall be an approved double action type.

907.6.1.1 Wiring 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 signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

[F] 907.6.3 Initiating device identification. *delete all four Exceptions.*

[F] 907.6.6 Monitoring.

Fire alarm systems required by this chapter or by the *International Fire Code* shall be monitored by an *approved* supervising station in accordance with NFPA 72. See 907.6.3 for the required information transmitted to the supervising station.

{no change to exception}

[F] 910.2 Where required.

Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Sections 910.2.1, 910.2.2, and 910.3.2.

Exceptions:

1. Frozen food warehouses used solely for storage of Class 1 and 2 commodities where protected by an *approved automatic sprinkler system*.
2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m \cdot S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

[F] 910.2.3 Group H.

Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: 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.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

910.4.3.1 Makeup Air.

Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

[F] 912.2.3 Hydrant Distance.

An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

[F] 913.2.1.1 Fire Pump Room Access.

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 IFC 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 with 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 IFC Section 506.1.

Section 1006.2.1 Egress based on occupant load and common path of egress travel distance.

Two exits or *exit access doorways* from any space shall be provided where the design *occupant load* or the *common path of egress* travel distance exceeds the values *listed* in Table 1006.2.1. The cumulative *occupant load* from adjacent rooms, areas, or spaces shall be determined in accordance with Section 1004.2.

Exceptions:

1. The number of *exits* from foyers, lobbies, vestibules, or similar spaces need not be based on cumulative *occupant loads* for areas discharging through such spaces, but the capacity of the *exits* from such spaces shall be based on applicable cumulative *occupant loads*.
2. *Care suites* in Group I-2 occupancies complying with Section 407.4
3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

1009.8 Two Way Communication. *add the following Exception 7:*

{Text Remains}

Exceptions:

{Text Remains}

7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and Chapter 11.

1010.2.5 Bolt Locks. *amend exceptions 3 and 4 as follows:*
Manually operated flush bolts or surface bolts are not permitted.

Exceptions:
{Text Remains}

3. *Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy, {...remainder unchanged}*
4. *Where a pair of doors serves a Group B, F, M or S occupancy {...remainder unchanged}*

1030.1.1.1 Spaces under grandstands and bleachers. *add Exception 4 to read as follows:*

Spaces under *grandstands* or *bleachers* shall be separated by fire barriers complying with Section 707 and *horizontal assemblies* complying with Section 711 with not less than 1-hour *fire-resistance-rated* construction.

Exceptions:
{Text Remains}

4. Where alternate means or methods are submitted to and approved by the Building and Fire Officials.

1809.5.1 Frost Protection at required exits. *delete this section*

Section 2702.5 Designated Critical Operations Areas (DCOA).

In areas within a facility or site requiring continuous operation for the purpose of public safety, emergency management, national security or business continuity, the power systems shall comply with NFPA 70 Article 708.

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.4.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.4.2 Service sink. In new or remodeled food service establishments that include construction work on the building drain, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the Building Official.

3002.1 Hoistway Enclosure Protection.

Elevator, dumbwaiter, and other hoistway enclosures shall be *shaft enclosures* complying with Sections 712 and 713.

Exceptions:

1. Elevators completely located within atriums shall not require hoistway enclosure protection.
2. Elevators in open or enclosed parking garages that serve only the parking garage, shall not require hoistway enclosure protection.

3005.7 Storage.

Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "No Storage Allowed".

3006.2, Item 5; Hoistway opening protection required.

{Text Remains}

5. The building is a high rise and the elevator hoistway is more than 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor to the highest floor of the floors served by the hoistway.

{Text Remains}

3007.3 Water Protection. Water from the operation of an automatic sprinkler system outside the lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

3008.3 Water Protection. Water from the operation of an automatic sprinkler system outside the lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

.....”

SECTION 2. That all provisions of the Ordinances of the City of Duncanville, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Duncanville not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That 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 thereof decided to be unconstitutional, illegal, or invalid.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Duncanville, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person violating any of the provisions of this ordinance shall be deemed guilty

of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS ON THIS THE 21ST DAY OF OCTOBER 2025.

APPROVED:

~~Greg Contreras, Mayor~~ _____

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney
(08-15-2025: 4899-1801-1231, v.1)