

ORDINANCE NO. 22-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS AMENDING MUNICIPAL CODE OF ORDINANCES CHAPTER 18 *BUILDINGS AND BUILDING REGULATIONS*, ARTICLE II *TECHNICAL CODES*, AND CHAPTER 38 *FIRE PREVENTION AND PROTECTION*, ARTICLE III *FIRE CODE*, BY ADOPTING UPDATED EDITIONS OF THE INTERNATIONAL CODES (“I-CODES”) AND NATIONAL ELECTRICAL CODE FOR BUILDING AND FIRE STANDARDS APPLICABLE IN THE CITY OF HELOTES; AUTHORIZING THE CITY ADMINISTRATOR TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROVISIONS OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES; INCORPORATING RECITALS; PROVIDING FOR SEVERABILITY; REPEALING ANY OTHER CODE PROVISIONS, ORDINANCES, OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR A PENALTY PROVISION; AND ADOPTING AN EFFECTIVE DATE.

WHEREAS, the International Codes (“I-Codes”), developed by the International Code Council, and the National Electrical Code, developed by the National Fire Protection Association, are the most widely accepted comprehensive set of codes and standards used in the United States; and

WHEREAS, the City of Helotes follows the I-Codes and National Electrical Code, developed to meet the needs of building standards and fire protection; and

WHEREAS, the Building Official and Fire Official find it prudent to adopt updated editions of the I-Codes and National Electrical Code, applicable to residential and commercial development, respectively; and

WHEREAS, City Council deems that it is essential to adopt these amendments in order to preserve the public health, safety, and welfare of the City of Helotes.

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

SECTION ONE. AMENDMENT. Municipal Code of Ordinances Chapter 18 *Buildings and Building Regulations*, Article II *Technical Codes*, is hereby amended and shall read as follows:

**“Chapter 18 *Buildings and Building Regulations*
Article II *Technical Codes***

Section 18-11. - International Residential Code adopted.

- (a) That certain document, a copy of which is on file in the Development Services Office of the City, being marked and designated as the International Residential Code, including all

appendices, standards, supplements, and errata, as published by the International Code Council, is hereby adopted as the Code of the City for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, additions to, use, or maintenance of one- and two-family dwellings in the City and providing for the issuance of permits and collection of fees; and each and all of the regulations, provisions, conditions, and terms of such International Residential Code, 2021 edition, published by the International Code Council, on file in the office of the City, are hereby referred to, adopted, and made a part hereof as if fully set out in this Section.

(b) The following Sections of the International Residential Code are hereby revised:

R101.1. Title. These regulations shall be known as the Residential Code for One-Family and Two-Family Dwellings in the City of Helotes, hereinafter referred to as the "Code."

R108.2 Schedule of Permit Fees. On buildings, structures, demolitions, or alterations requiring a building permit, a fee for each building permit shall be paid as prescribed in the most recent adopted fee schedule passed and approved by the City Council. Approved building permits and the payment of the aforementioned fee(s) include the following Building Official inspections:

Temporary Meter Loop (TML)

Plumbing Rough-In (form survey required)

Foundation (form survey required)

Frame (includes plumbing top out, electrical rough-in, and HVAC rough-in)

Insulation (after installation of insulation; certificate must be posted)

Sewer (if applicable; submit final inspection from Bexar County Public Works for septic)

Water

Driveway and Driveway Approach

Final / Certificate of Occupancy

Chapter 4 *Foundations.*

A form survey from a licensed surveyor is required for all new residential home construction. This form is required at the plumbing rough in inspection or before construction of the foundation. The building inspector may require this document for detached accessory structures or fences.

An engineered foundation design is required for all habitable structures and any structure over 600 square feet.

A pool located less than ten feet from the main residence or any extension to the foundation will require a feasibility study by the registered professional engineer of record, certifying

the design. Items to be investigated are stable soil condition, possibility of seepage and damage to the structure.

Reinspection fees, if required, are not included as a component of the building permit or associated fee(s), and, consequently, will be billed separately by the city as prescribed in the most recent adopted fee schedule passed and approved by the city council.

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, or repair mechanical work in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Class C misdemeanor, punishable by a fine of not more than \$500.00. Each day a violation continues after due notice has been served shall be deemed a separate offense.

Failure to comply. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than \$100.00 and not more than \$500.00.

301.2. Climatic and geographic design criteria. Buildings shall be constructed in accordance with the provisions of this Code as limited by the provisions of this Section. Additional criteria shall be established, as determined by a licensed professional engineer, who is licensed to practice engineering in the State of Texas using good engineering practices.

Section R327 Access Control Gate Systems.

R327.1 An electronic or manual access control gate and / or system, with or without connecting fencing and used for vehicular ingress/ egress purposes, across the front, side or rear property line of a parcel of land and abutting a public right-of-way shall be constructed a minimum of twenty feet (20') from the property line.

Sec. 18-12. - International Building Code adopted.

- (a) That certain document, a copy of which is on file in the Development Services Office of the City, being marked and designated as the International Building Code, including all appendices, standards, supplements, and errata, as published by the International Code Council, is hereby adopted as the International Building Code of the City for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of said International Building Code, 2021 edition, are hereby referred to, adopted, and made a part hereof, as if fully set out in this Section, with the additions, insertions, deletions, and changes, if any, prescribed in Subsection (b) of this Section.
- (b) The following sections of the International Building Code are hereby revised:

101.1 *Title.* These regulations shall be known as the International Building Code of the City of Helotes, hereinafter referred to as the “Code.”

108.2 *Schedule of Permit Fees.* On buildings, structures, demolitions, or alterations requiring a building permit, a fee for each building permit shall be paid as prescribed in the most recent adopted fee schedule passed and approved by the City Council. Approved building permits and the payment of the aforementioned fee(s) include the following Building Official inspections:

Temporary Meter Loop (TML)

Plumbing Rough-In (form survey required) Foundation (form survey required) Frame Insulation

Temporary on Permanent Set (TOPS)

Sewer

Water

Driveway and Driveway Approach

Final/Certificate of Occupancy

Chapter 18 *Soils and Foundation.*

A form survey from a licensed surveyor is required for all new commercial construction. This form is required at the plumbing rough in inspection or before construction of the foundation. The building inspector may require this document for detached accessory structures or fences.

An engineered foundation design is required for all habitable structures and any structure over 600 square feet.

A pool located less than ten feet from the main residence or any extension to the foundation will require a feasibility study by the registered professional engineer of record, certifying the design. Items to be investigated are stable soil condition, possibility of seepage and damage to the structure.

Reinspection fees, if required, are not included as a component of the building permit or associated fee(s), and, consequently, will be billed separately by the City as prescribed in the most recent adopted fee schedule passed and approved by the City Council.

312.1 *General.* Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped, and maintained to conform to the requirements of this Code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings

Aircraft hangars, accessory to a one- or two-family residence (See Section 412.3)

Barns

Carports

Fences 6 feet high or more and all vehicle access gates

Grain silos, accessory to a residential occupancy

Greenhouses

Livestock shelters

Private garages

Retaining walls

Sheds

Stables

Tanks

Towers

312.2 Access Control Gate Systems. An electronic or manual access control gate and / or system, with or without connecting fencing and used for vehicular ingress / egress purposes, across the front property line of a parcel of land and abutting a public right-of-way shall be constructed a minimum of twenty feet (20') from the front property line.

1612.3 Establishment of flood hazard area. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard, as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Helotes," as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data including and all subsequent LOMARs along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.

3409.2 Applicability. Structures existing prior to January 1, 2002, in which there is work involving additions, alterations, or changes of occupancy, shall be made to conform to the requirements of this Section or the provisions of 3402 through 3406.

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 Building Code Official, or of a permit or certificate used under provisions of this Code, shall be guilty of a Class C misdemeanor, punishable by a fine of not more than \$500.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Failure to comply. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than one hundred dollars (\$100.00) and not more than five hundred dollars (\$500.00).

Sec. 18-13. - International Property Maintenance Code adopted.

- (a) That certain document, a copy of which is on file in the Development Services Office of the City, being marked and designated as the International Property Maintenance Code (IPMC), as published by the International Code Council, is hereby adopted as the Code of the City for the control of building and structures as herein provided; and each and all of the regulations, provisions, conditions, and terms of such International Property Maintenance Code, 2021 edition (including appendices, standards, supplements and errata) are hereby referred to, adopted, and made a part hereof as if fully set out in this Section, with the additions, insertions, deletions, and changes, if any, in subsection (b) of this Section. Existing ordinances which are more stringent than the IPMC will remain in effect.
- (b) The following Sections are hereby revised:

101.1. *Title.* These regulations shall be known as the International Property Maintenance Code of the City of Helotes, hereinafter referred to as "this Code."

109.3. *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 Building Code or Code Enforcement Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Class C misdemeanor, punishable by a fine of not more than \$500.00. Each day a violation continues after due notice has been served shall be deemed a separate offense.

302.4 *Weeds.* Premises shall be maintained free from weeds or plant growth in excess of twelve (12) inches. Noxious weeds shall be prohibited at any height. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; however, this term shall not include cultivated flowers and gardens. The weed and plant growth height limitation included within this Section shall not apply to a lot, or portion of a lot, deemed by the Code Enforcement Officer to be naturally-wooded or in a natural state.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds or plant growth after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds or plant growth growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

303.14. *Insect screens.* Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any area where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved, tightly-fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

602.3. *Heat supply.* Every owner and operator of any building who rents, leases, or lets one or more dwelling units, rooming units, or dormitory or guest rooms on terms, either expressed or implied, shall furnish heat to the occupants thereof and maintain a temperature of not less than 65 degrees Fahrenheit (18 degrees Celsius) in all habitable rooms, bathrooms, and toilet rooms.

Sec. 18-14. - National Electrical Code adopted.

There is hereby adopted the National Electrical Code, 2020 edition, and all subsequent editions thereto and all electrical work and wiring in new construction or remodeling, additions, or repair of existing buildings must comply therewith.

Sec. 18-15. - International Plumbing Code adopted.

There is hereby adopted the International Plumbing Code, 2021 edition, and all subsequent editions thereto and all plumbing in new construction or remodeling, additions, or repair of existing buildings must comply therewith.

Sec. 18-16. - International Swimming Pool and Spa Code adopted.

There is hereby adopted the International Swimming Pool and Spa Code, 2021 edition, and all subsequent editions thereto and all design, construction, alteration, repair, and maintenance of swimming pools, spas, hot tubs and aquatic facilities must comply therewith.

Sec. 18-17. - International Fuel Gas Code adopted.

There is hereby adopted the International Fuel Gas Code, 2021 edition, and all subsequent editions thereto and all design and installation of fuel gas fired appliances through prescriptive and performance requirements must comply therewith.

Sec. 18-18. - International Energy Conservation Code adopted.

There is hereby adopted the International Energy Conservation Code, 2021 edition, and all subsequent editions thereto addressing energy efficiency on several fronts including cost, energy usage, use of natural resources and the impact of energy usage on the environment.

Sec. 18-19. International Mechanical Code adopted.

There is hereby adopted the International Mechanical Code, 2021 edition, and all subsequent editions thereto establishing minimum regulations for energy efficiency on several fronts including cost, energy usage, use of natural resources and the impact of energy usage on the environment.

Secs. 18-20 - 18-30. - Reserved.”

SECTION TWO. AMENDMENT. Municipal Code of Ordinances Chapter 38 *Fire Prevention and Protection*, Article III *Fire Code*, is hereby amended and shall read as follows:

**“Chapter 38 *Fire Prevention and Protection*
Article III *Fire Code***

Sec. 38-21. International Fire Code adopted.

- (a) That certain document, a copy of which is on file in the office of the Fire Chief or Fire Marshal for the City, being marked and designated as the International Fire Code, including all appendices, standards, supplements, and errata, as published by the International Code Council, is hereby adopted as the code of the city for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of building and premises in the city and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such International Fire Code, 2021 edition, are hereby referred to, adopted and made a part hereof as if fully set out in this section.

- (b) The following sections of the International Fire Code are hereby revised:

101.1. Title. These regulations shall be known as the International Fire Code of the City of Helotes, hereinafter referred to as "this code."

109.3. 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 code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a Class C misdemeanor, punishable by fine of not more than \$2,000.00. Each day a violation continues after due notice has been served shall be deemed a separate offense.

111.4. Failure to comply. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than \$100.00 and more than \$500.00.

Chapter 3 *General Requirements* is amended as follows:

307.1.2 *Carrying burning materials.* No person in the city shall carry or cause to be carried, in any street or other thoroughfare, any burning coal or firebrands, unless the same is shut up in a covered vessel.

307.2.2 *Burning rubbish, brush and other combustible matter.* It shall be unlawful for any person to burn or cause to be burned, any trash, brush, tree limbs, grass, trees, leaves, paper, boards, planks, shavings, or any other combustible materials whatsoever within the corporate limits of the City.

308.1.4 *Open-flame cooking devices.* Charcoal burners and other open flame cooking devices shall not be operated on balconies or within 10 feet of combustible construction. The storage or use of fuel fed cooking devices, fire rings, chimineas, fuel fired torches and similar devices on balconies or porches of group R occupancies shall be prohibited.

Exceptions: One- and two-family dwellings.

Chapter 5 *Fire Service Features* is amended as follows:

501.3 *Construction documents.* Construction documents to include three copies of the proposed Fire Protection Site Plan (labeled as such) shall be submitted with the construction documents when application is made for a building permit. Plans must be reviewed and approved by the Fire Marshal before a building permit is issued. One copy of the approved Fire Protection Site Plan will be retained by the City of Helotes. The Fire Protection Site Plan shall be drawn to scale (no less than 1:60) and shall show and include, but not be limited to, the following:

1. Compass reading.
2. Property and/or lot lines.
3. Street frontages.
4. Location of all buildings (existing and proposed).
5. Fire apparatus access roads (i.e., fire lanes, aerial apparatus access roads) to buildings. Fire lanes shall be highlighted and shall include dimensions (width, turning radii, clearance to overhead obstructions, etc.). The plans shall also show dimensions and calculations for evaluation of compliance with Section D105.3.
6. Fences, gates, walls, streams and other obstructions to firefighter access.
7. Location of all fire hydrants (existing and proposed). This shall include the direction and the distance to all hydrants not shown on the site plan, but within one thousand feet of the building to be protected.
8. Size (diameter and length) and locations of all fire main piping (proposed and existing). The pressure class and type of new pipe to be installed shall be identified.
9. The location, type, and size of backflow prevention devices, where installed.
10. Number of lanes, including turning lanes, of all adjacent streets and the location of medians as applicable.
11. Location of all automatic sprinkler and standpipe risers.
12. Location of Fire Department connection(s).

13. Size, type, and location of valves including post indicator valve (if they are located in a pit), control room automatic sprinkler system shut-off, etc.
14. Other water supplies.
15. Where required, type of protection from collision that may cause physical damage to fire protection equipment.

503.1.1.1 *Access from adjacent lot.* Where fire apparatus access roads for a building or buildings are provided from an adjacent lot, a fire lane easement or ingress/egress easement is required to be recorded on the adjacent lot's plat that is providing the common access. The adjacent lot's plat is to clearly show the easement graphically.

Exception: In lieu of the graphical easement, a note may be placed on the plat that, at a minimum, states, the following: "Ingress and egress shall be provided between all adjacent lots for adequate fire department vehicle access per the City of Helotes Fire Code. The cross access shall not be blocked nor may this note be taken off the plat without written permission from the City of Helotes Director of Development Services and the Helotes Fire Department Fire Marshal."

503.2.1.1 *Divided entrance to property.* When guard houses, security stations, median, landscape islands or other similar use obstructions are so located as to create a one-way and partially obstruct the entrance(s) to a property or fire lane(s) in any location, such one-way(s) shall be a minimum of (20) twenty feet clear on each side of the obstruction. This minimum requirement is only applicable at the point(s) of obstruction and is not permitted along required Aerial Apparatus Access Roads, Fire Apparatus Access Roads adjacent to fire hydrants or fire department connections or at any location where a Fire Apparatus Vehicle is expected to be positioned for the duration of the fire event.

503.2.1.2 *Mountable curbs.* Mountable curbs are permitted when approved by the *fire code official*.

503.2.4 *Turning radius.* The required turning radius of a fire apparatus access road shall be determined by the fire code official.

The turning radii of a fire apparatus access roadway shall require a minimum of 50 feet outside radius and a minimum of 30 feet inside radius on all turns.

503.2.5 *Dead ends.* Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. Turn arounds approved by the Fire Marshal or as permitted by Appendix D are acceptable.

503.2.7 *Grade.* The gradient for a fire apparatus access road shall not exceed 10%.

503.2.8 *Angles of approach and departure.* The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus. The maximum angle of approach and departure shall not exceed 8%.

503.3 *Marking.* When required by the *fire code official*, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for *fire apparatus access roads* to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Where curbs are present adjacent to a fire lane, the face and top of the curb shall be painted utilizing red traffic marking paint. The words NO PARKING– FIRE LANE shall appear in white four- inch block letters spaced at intervals of 20 feet on the curb face. If no curbs are present, a six-inch wide stripe, painted with red traffic marking paint, shall be applied to mark the boundaries of the fire lane. The words NO PARKING – FIRE LANE shall appear in white four-inch block letters spaced at intervals of 20 feet on the red border markings. Where the painting of fire lanes are deemed impractical or impossible by the *fire code official*, signs complying with IFC D103.6 *Signs*, shall be placed at intervals of 35 feet along the entire length of the approved fire lane. Fire lane markings shall be maintained by the property owner and shall at all times be clearly visible to vehicle operators. It shall be unlawful to park any vehicle other than an authorized emergency vehicle in a designated fire lane when such signs are in place or such red curbing exists.

503.3.1 *Tampering with fire lane markings.* It is unlawful for any person without prior approval of the *fire code official* to attempt or in fact alter, destroy, deface, injure, knock down, or remove any sign designating a Fire Lane or No-Parking zone or to deface a curb marking, designating a fire lane, in any way.

503.6 *Security gates.* The installation of security gates across a fire apparatus access road shall be *approved* by the Fire Marshal. Where security gates are installed, they shall have an *approved* means of emergency operation to include a fire department specific key switch, lock, or box. Upon loss of power to electric gate operators, a secondary power source or clearly marked and identified manual release shall be provided. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

503.6.1 *Direction of swing.* Security gates installed across a Fire Apparatus Access Road shall swing in the direction of travel towards the building or open horizontally to avoid backing up of Fire Apparatus and to allow for an expedited response.

505.1 *Address identification.* New and existing buildings shall have approved address numbers, building numbers or [be provided with] *approved* building [address] identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical

letters. Numbers shall not be spelled out. Address characters shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch. For buildings with individual suites, the suite numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where required by the *fire code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Chapter 7 *Fire and Smoke Protection Features* is amended as follows:

701.1.1 *Occupancy separation*. In a multiple occupancy building, interior occupancy separation walls shall be a minimum of two (2) hour fire walls or fire barrier walls, completed and finished on both sides. Fire rated walls shall not terminate at a windows or partition.

Exceptions: In a fully sprinkled, multiple occupancy building that does not contain Group H, Group F-1 or Group S-1 occupancies, all interior occupancy separation walls shall be a minimum of one (1) hour fire walls or fire barrier walls, completed and finished on both sides. If using this exception, Group H, Group F-1 or Group S-1 occupancies will be prohibited from occupying the space unless they comply fully with 708.1 or Section 707.3.10 of the 2021 International Building Code whichever has the greatest fire protection rating.

Chapter 9 *Fire Protection Systems* is amended as follows:

901.4.7 *Pump and riser room size*. Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with a minimum of three (3) feet of sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire resistance rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.

903.2.1.3 *Group A-3*. An automatic sprinkler system shall be provided for *fire areas* containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet.
2. The fire area has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a level of *exit discharge* serving such occupancies.
4. Any Group A-3 occupancy that serves alcohol shall comply with the fire sprinkler requirements for Group A-2 Occupancies in section 903.2.1.2.

903.2.6 *Group I.* An Automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 facilities.
2. An Automatic sprinkler system is not required where Group I-4 child day care facilities are at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door.
3. In buildings where, Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the level of exit discharge and all floors below the level of exit discharge other than areas classified as an open parking garage.

903.2.11.1.1 *Opening dimensions and access.* Openings shall have a minimum dimension of not less than 30 inches. Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior. Openings shall have a finished sill height of no more than 44 inches above the finished floor level of the story which the opening is serving.

903.3.1.2.3 *Attics.* Attic protection shall be provided as follows:

Attics located in buildings of Type III, Type IV or Type V construction that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.

903.3.1.3 *NFPA 13D sprinkler systems.* Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. Attics located in buildings of Type III, Type IV or Type V construction shall be protected by an automatic sprinkler system.

905.3.1 *Height.* Class I standpipe systems shall be installed throughout buildings where the following condition exist:

1. The floor level of the highest story is located more than 20 feet above the lowest level of fire department vehicle access.
2. The floor level of the lowest story is located more than 20 feet below the highest level of fire department vehicle access.

912.2.1 *Visible location.* Fire department connections shall be remotely located away from the building and on the street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access or as otherwise approved by the Fire Marshal.

912.2.2 *Existing buildings.* On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved metal sign mounted on the street front or on the side of the building. Such sign shall have the letters “FDC” not less than 6 inches high and words in letters not less than 2 inches high or an arrow to indicate the location. Signs shall be mounted no lower than 7 feet from grade to the bottom edge of the sign and are subject to the approval of the fire code official.

912.4.1 *Locking fire department connection caps.* Fire Department Connections shall have locking KNOX® caps.

Chapter 56 *Explosives and Fireworks* is amended as follows:

5601.1.3 *Fireworks.* The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exception: The use of fireworks for fireworks displays as allowed in Section 5608.

Appendix D *Fire Apparatus Access Roads* is amended as follows:

D103.5 *Fire apparatus access road gates.* Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 14 feet.
2. Gates shall be of the horizontal swing or horizontal slide.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a Siren Operated Sensor (SOS) system and a KNOX® key override switch for opening the gate by first responders for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators and Siren Operated Sensors, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D107.2 *One-or two-family residential development street width.* One-or two family residential developments exceeding 30 dwelling units shall be no less than 32 feet in width measured from curb to curb.”

SECTION THREE. AUTHORIZATION. The City Council of the City of Helotes authorizes the City Administrator to take all necessary steps to implement the provisions of this Ordinance.

SECTION FOUR. VIOLATION. It shall be unlawful and an offense hereof for any person or entity to violate or fail to comply with any provision of this Ordinance (and including, without limitation, any portion or provision of the Codes adopted hereby and listed in Sections 1, 2 and 3), and any person or entity violating or failing to comply with any provision of this Ordinance shall be fined, upon conviction, in an amount not to exceed \$500.00 for each such offense, except, however, where a different penalty has been established by State law for such offense, the penalty shall be that fixed by State law. For any such offense which is a violation of any provision of law that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, the penalty shall be a fine not to exceed \$2,000.00 for each such offense, and a separate offense shall be deemed committed each day during or on which a violation or failure to comply occurs or continues.

SECTION FIVE. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

SECTION SIX. REPEALER. All other Code provisions, ordinances or parts of ordinances, and other provisions in conflict herewith are repealed to the extent of said conflict.

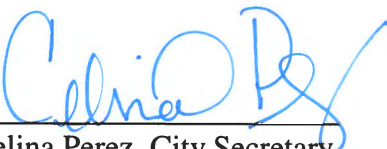
SECTION SEVEN. FINDINGS. The City Council finds all of the above recitals to be true and correct and incorporates the same in this Ordinance as findings of fact.

SECTION EIGHT. EFFECTIVE DATE. This Ordinance shall be effective immediately following its publication in the local newspaper. Thereafter, the rules contained herein will apply within the City of Helotes.

PASSED AND APPROVED this 27th day of January, 2022.

CITY OF HELOTES, TEXAS:

ATTEST:


Celina Perez, City Secretary


Rich Whitehead, Mayor



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