

**ORDINANCE 4037-12-2013**

**AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL ,  
ADOPTING THE 2012 INTERNATIONAL BUILDING  
CODE AND ITS APPENDIXES E, F, G, J, K; ADOPTING  
THE 2012 ENERGY CONSERVATION CODE; ADOPTING  
THE 2012 INTERNATIONAL RESIDENTIAL CODE AND  
ITS APPENDICES A, B, C, D, E, G, J, K, M, O, P, Q;  
ADOPTING LOCAL AMENDMENTS TO THESE CODES;  
AMENDING CHAPTER 4, SECTIONS 4-26, 4-27, 4-28 AND  
ADDING NEW SECTIONS 4-29, 4-30, 4-31, AND 4-32 OF  
THE LEWISVILLE CITY CODE; MAINTAINING  
SPRINKLER REQUIREMENTS FOR TOWNHOMES;  
PROVIDING A REPEALER; PROVIDING A  
SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY;  
PROVIDING FOR AN EFFECTIVE DATE; AND  
DECLARING AN EMERGENCY.**

**WHEREAS**, the City Council of the City of Lewisville has determined that to safeguard life, health, property, and public welfare, certain amendments to Chapter 4, Article II, Building Standards, of the Lewisville City Code are necessary.

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

**SECTION 1. Amending Section 4-26 (Building Code—Adopted) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code.** Section 4-26 (Building Code—Adopted) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code is hereby amended to read as follows:

**“ Sec. 4-26. Building Code –Adopted.**

The 2012 edition of the International Building Code of the International Code Council and its Appendices E, F, G, J, K are hereby adopted as the building code for the city with such local amendments as set forth in this Article. A copy of this code is filed in the office of the building inspection division of the community development department.”

**SECTION 2. Renaming and Amendment to Section 4-27 (Same—Amendments) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code.** Section 4-27 (Same—Amendments) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code is hereby renamed and amended to delete all provisions except the existing local amendment to Section 903.2(2), which shall remain as currently written and shall only be preceded by the following new language so that the entire section shall read as follows:

“The following provision was enacted by the Lewisville City Council in 2007, prior to the effective date of Section 1301.551(i) of the Texas Occupations Code and, therefore, shall remain in full effect as a revision to any version of the International Fire Code adopted under this Article and shall be read in conjunction with any other local amendments set forth in Section 4-28 of this Article.

*Section 903.2(2); maintain provision to read as follows:*

2. Townhomes—An automatic sprinkler system shall be installed in all townhouse occupancies with more than two dwelling units per building. The automatic sprinkler system shall be installed in accordance with DFPA 13-R to include garages, exterior balconies and attached breezeways. Each building shall be provided with not less than a Class A roof covering.”

**SECTION 3. Renaming and Amendment to Section 4-28 (Fees) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code.** Section 4-28 (Fees) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code is renamed and amended to read as follows:

**“Sec. 4-28. Same—Amendments.**

The City adopts the following revisions and additions to the International Building Code 2012 Edition and its Appendices E, F, G, J, K .

*Section 101.4; change to read as follows:*

**101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

*Section 101.4.7; add new section to read as follows:*

**101.4.7 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.

*Section 103; change title to read as follows:*

### SECTION 103 BUILDING INSPECTION DIVISION

*Section 103.1; change to read as follows:*

**103.1 Creation of enforcement agency.** The Building Inspection Division is hereby created and the official in charge thereof shall be known as the *building official*.

*Section 105.2; under sub-title entitled "Building" delete items 1, 2, 10 and 11 and re-number accordingly.*

*Section 108.1; change to read as follows:*

#### **108.1 Definitions.**

**TEMPORARY PORTABLE STORAGE UNIT** Any transportable container, storage unit, shed-like container or other portable structure that can or is used for the storage of personal property of any kind on a limited basis on residential property and which is located for such purposes outside an enclosed building other than an accessory building or shed complying with all building codes and land use requirements.

**DUMPSTER** shall mean portable containers (typically open on top), compactors, roll-offs, and recycling containers used on a temporary basis for the collection and storage of construction waste from ongoing permitted construction projects, house cleans, or temporary uses in residentially-zoned districts, but shall not include any portable, nonabsorbent, enclosed container with a close fitting cover, or doors, which is capable of being serviced by mechanical equipment and which is used on a permanent basis to store large volumes of refuse and which serves as the primary method of garbage collection and disposal for a residence, and which is 5 cubic yards or less.

CLOTHING/MATERIAL DONATION CONTAINER OR BIN Any enclosed receptacle or container made of metal, steel, wood or a similar product and designed or intended for the donation and the temporary storage of clothing, electronic devices, appliances, furniture or other materials.

*108.2; change to read as follow:*

**108.2 Temporary Structures and Uses.** It shall be the responsibility of the homeowner and or provider of a Temporary Portable Storage Unit to notify the Building Codes Division of the placement. A Temporary Portable Storage Unit may remain at a site used for residential purposes for up to thirty (30) calendar days, with one portable storage unit allowed at a site at a time. There will be 2 allowances per calendar year. An extension may be granted by Code Enforcement and or Building Codes Division and subject to conditions, for a reasonable additional period in an amount not to exceed thirty (30) days.

Temporary Portable Storage Units may be located in residential zoning districts and shall only be placed on the property owner's driveway or parking area and only so long as they do not obstruct vehicular or pedestrian traffic and provided the units are not placed in the set-back, encroaching into drainage areas/easements or landscaping buffers, or the right-of-way. Such units shall not be placed in such a manner that a person lawfully using the sidewalk must detour into the street in order to go around the unit.

Temporary Portable Storage Units shall not be used to store solid waste, construction debris, demolition debris, recyclable materials, business inventory, commercial goods, goods for property other than at the residential property where the Temporary Portable Storage Unit is located (i.e. used for retail sales) or any other illegal or hazardous material. Upon reasonable notice to the resident, the City may inspect the contents of any Temporary Portable Storage Unit at any reasonable time to ensure that it is not being used to store said materials. At no time shall a Temporary Portable Storage Unit be used for any of these purposes.

Locations where a Temporary Portable Storage Unit is being used in connection with new construction or extensive renovation or repair of property, Temporary Portable Storage Units related to and used for the ongoing construction or storage of personal articles during such construction shall be allowed for the period of continuous construction provided there is an active and valid building permit for the property. Any Temporary Portable Storage Unit at the site that is not specifically related to and used in connection with the construction shall be subject to the limits otherwise imposed in this section of the code. Within 5 calendar days of expiration of a building permit, passage of all final inspections, or issuance of a certificate of occupancy (whichever is later), the Temporary Portable Storage Unit shall be removed.

*108.3; change to read as follow:*

**108.3 Temporary Use of Dumpsters—Duration.** A dumpster may remain at a site used for residential purposes for up to thirty (30) calendar days, with one dumpster allowed at a site at a time. There will be 2 allowances per calendar year allowed. An extension may be granted by Code Enforcement and or Building Codes Division and subject to conditions, for a reasonable additional period in an amount not to exceed thirty (30) days.

Locations where a dumpster is being used in connection with new construction or extensive renovation or repair of property shall be allowed for the period of continuous construction provided there is an active and valid building permit for the property. Any dumpster at the site that is not specifically related to and used in connection with the construction shall be subject to the limits otherwise imposed in this section of the code. Within 5 calendar days of expiration of a building permit, passage of all final inspections, or issuance of a certificate of occupancy (whichever is later), the portable storage units shall be removed.

*108.4; change to read as follow:*

**108.4 Severe Weather Conditions.** At all times Temporary Portable Storage Units and Dumpsters shall be secured or removed in such a manner so as to minimize the danger of such units causing damage to persons or property from high winds or severe weather conditions.

*108.5; add this new section to read as follow:*

**108.5 Clothing/Material Donation Containers and Bins.** No person or other legal entity shall hold any clothing container or bin out to the public for people to drop off articles of clothing, household goods, electronic devices, appliances, and furniture unless the proceeds from the sale of such clothing shall be utilized for charitable purposes and are located on a platted lot of the charitable organizations business operation.

The owner, lessee, or other person or legal entity in control of the property where the clothing/material donation bin is being maintained and the person or entity which owns, maintains, or operates the clothing/material donation bin in violation of this chapter shall be jointly and severally liable for such violation(s).

Only entities or organizations that have a tax status under Section 501(c)(3) of the Internal Revenue Code, as amended, may locate at the place of business clothing/material donation bin. A clothing/material donation bin that is subject to the provisions of this chapter must have clearly identified, in writing, on its face the entity or organization that is maintaining the clothing/material donation bin. A phone number and address for such entity must also be written on the clothing/material donation bin.

Nonresidential commercial premises devoted to nonprofit purposes, and churches, are permitted to have up to two (2) clothing/material donation bins.

The clothing/material donation bin(s) shall be appropriately located so as not to interfere with sight triangles, onsite circulation, required setbacks, landscaping, required parking, and any other requirements that may have been imposed as part of the site plan approval for the premises, and shall be placed on a concrete surface.

The clothing/material donation bin(s) shall be of the type that are enclosed by use of a receiving door and locked so that the contents of the bin(s) may not be accessed by anyone other than those responsible for the retrieval of the contents.

Each clothing/material donation bin shall not cover a ground surface area in excess of five feet by five feet, nor be more than six feet in height.

Each clothing/material donation bin must be regularly emptied of its contents so that it does not overflow, resulting in used clothing or household goods being strewn about the surrounding area.

*109.4; change to read as follow:*

**109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to the citation process established by the City.

*Section 202; amend definition of Ambulatory Care Facility as follows:*

**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 individuals who are rendered incapable of self-preservation by the services provided. This group may include but not be limited to the following:

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

*Section 202; add definition of Assisting Living Facilities to read as follows.*

**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.

*Section 202; change definition of “Atrium” as follows:*

**ATRIUM.** An opening connecting three or more stories... *{Balance remains unchanged}*

*Section 202; change definition of “High-Rise Building” to read as follows:*

**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.

*Section 202; change definition of “Strip Mall Building” to read as follows:*

**STRIP MALL BUILDING.** A single building, of two or less floors, enclosing a number of tenants and occupants such as retail stores, drinking and dining establishments, offices, or other similar uses each tenant of which shall have a separate exit directly to the exterior of the building.

*Section 303.1.3; change to read as follows:*

**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 Chapter 10 and 11.

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

Fire Stations - if protected with an automatic smoke detection system as specified in section 907.2.8 and emergency escape and rescue windows in the sleeping areas as specified in the International Building Code section 1029.

Police stations with detention facilities for 5 or less

*Section 307.1, Exception 4; change to read as follows:*

4. Cleaning establishments...*{text unchanged}*...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. **See also IFC Chapter 12, Dry Cleaning Plant provisions.**

*Section 403.1, Exception 3; change to read as follows:*

3. Open air portions of buildings with a Group A-5 occupancy in accordance with Section 303.6.

*Section 403.3, Exception; delete item 2.*

*Section 404.5; delete Exception.*

*Section 406.3.2; add a new item 3 to read as follows:*

3. A separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

*Section 406.8; change to read as follows:*

**406.8 Repair garages.** Repair garages shall be constructed in accordance with the *International Fire Code* and Sections 40.8.1 through 406.8.6. This occupancy shall not include motor fuel-dispensing facilities, as regulated in Section 406.7. This occupancy shall 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.

*Section 506.2.2; change to read as follows:*

**506.2.2 Open Space Limits.** 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 10-foot wide pathway meeting fire department access from the street or approved fire lane shall be provided.

*Section 712.1.8, change item 5 to read as follows:*

5. Is not open to a corridor in Group I and H occupancies.

*Section 713.14., Exceptions 4.3; change to read as follows:*

4.3 Elevators serving floor levels over 55 feet (16 764 mm) above the lowest level of fire department vehicle access in high rise buildings.

*Section 903.1.1; change to read as follows:*

**903.1.1 Alternative protection.** Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard, or as approved by the fire code official.

*Section 903.2; delete the exception and change to read as follows:*

**903.2 Where required.** Approved automatic sprinkler systems shall be provided in the locations described in Sections 903.2.1 through 903.2.12, and as follows:

1. Commercial buildings—Automatic sprinkler systems will be required in all newly constructed buildings exceeding 3,600 square feet of fire area, any remodel or addition that changes the footprint beyond 3,600 square feet or any single tenant expansion requiring a new certificate of occupancy that exceeds 12,000 square feet of fire area. Whichever requirement listed in this chapter, including exceptions, or defined in this amendment that is more restrictive will apply. Credit will not be given for fire barrier walls with a fire resistive rating in lieu of automatic fire sprinkler systems.

[See Section 4-27 of Article II, Chapter 5, of the Lewisville City Code.]

3. Whenever Section 903.2 requires the installation of an approved automatic sprinkler system, the automatic sprinkler system shall be installed throughout the entire building.

**Exception:** In strip mall buildings, the installation of fire barrier walls with not less than a two-hour fire resistive rating may be allowed to separate the occupancy from the rest of the building in lieu of providing fire sprinkler protection throughout the entire building as approved by the *fire code official*.

4. When a change in Occupancy Classification is required for an existing building or tenant space, the building or tenant space shall comply with the provisions of Section 903.2.

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

*Section 903.2.1.1; change to read as follows:*

**903.2.1.1 Group A-1.** An automatic sprinkler system shall be provided for group A-1 occupancies where the floor area exceeds 3,600 square feet of fire area.

*Section 903.2.1.2; change to read as follows:*

**Section 903.2.1.2 Group A-2.** An automatic sprinkler system shall be provided for group A-2 occupancies where the floor area exceeds 3,600 square feet of fire area.

*Section 903.2.1.3; change to read as follows:*

**903.2.1.3 Group A-3.** An automatic sprinkler system shall be provided for group A-3 occupancies where the floor area exceeds 3,600 square feet of fire area.

*Section 903.2.1.4; change to read as follows:*

**903.2.1.4 Group A-4.** An automatic sprinkler system shall be provided for group A-4 occupancies where the floor area exceeds 3,600 square feet of fire area.

*Section 903.2.1.6; add this new section to read as follows:*

**903.2.1.6 Group B.** An automatic sprinkler system shall be provided for B occupancies where the floor area exceeds 3,600 square feet of fire area.

*Section 903.2.3; change to read as follows:*

**903.2.3 Group E.** An automatic sprinkler system shall be provided for E occupancies where the floor area exceeds 3,600 square feet of fire area.

*Section 903.2.4; change to read as follows:*

**903.2.4 Group F-1.** An automatic sprinkler system shall be provided for F-1 occupancies where either:

1. The floor area exceeds 3,600 square feet of fire area, or

A Group F-1 fire area is located more than three stories above grade.

3. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.

*Section 903.2.4.1; change to read as follows:*

**903.2.4.1 Woodworking operations.** An automatic fire sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or which use finely divided combustible materials.

*Section 903.2.4.2; add this new section to read as follows:*

**903.2.4.2 Group F-2.** An automatic sprinkler system shall be provided for F-2 occupancies where the floor area exceeds 3,600 square feet of fire area.

*Section 903.2.7; change to read as follows:*

**903.2.7 Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy when the floor area exceeds 3,600 square feet of fire area. But for Group M occupancies used for the display and sale of upholstered furniture or mattresses, an automatic sprinkler system shall be provided throughout buildings with a floor area exceeding 2,500 square feet of fire area.

*Section 903.2.8; change to read as follows:*

**903.2.8. Group R-1, R-2, R-4.** An automatic sprinkler system shall be provided for R-1, R-2, and R-4 occupancies throughout and shall include the following criteria: Throughout R-1, 2, and 4 occupancies in all areas, including but not limited to attics, balconies, breezeways, garages and exterior storerooms, shall have an approved hydraulically designed fire sprinkler system installed. Residential or quick response standard sprinklers shall be used in dwelling units and guestroom portions of the building. Attics are to be in accordance with NFPA13.

*Section 903.2.9; change to read as follows:*

**903.2.9 Group S1.** An automatic sprinkler system shall be provided throughout where one of the following conditions exists:

1. The floor area exceeds 3,600 square feet of fire area.  
  
A Group S-1 occupancy is located more than three stories above the grade plane.
3. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet.

*Section 903.2.9.1; change to read as follows:*

**903.2.9.1 Repair Garages.** An automatic fire sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1. The floor area exceeds 3,600 square feet of fire area.

2. Buildings with repair garages servicing vehicles parked in basements.

*Section 903.2.9.3; add this new section to read as follows:*

**903.2.9.3 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 one-hour fire barrier separation wall installed between every storage compartment and is less than 3,600 square feet.

*Section 903.2.10; change section to read as follows:*

**903.2.10 Group S2.** An automatic fire sprinkler system shall be installed throughout all S-2 occupancies where the floor area exceeds 3,600 square feet of fire area.

*Section 903.2.10.1; change section to read as follows:*

**903.2.10.1 Group S-2 enclosed parking garages.** An automatic fire sprinkler system shall be installed throughout all S-2 enclosed parking garages when either:

1. The floor area exceeds 3,600 square feet of fire area, or

Where the enclosed parking garage is located beneath other groups.

*Exception:* Enclosed parking garages located beneath Group R-3 occupancies, unless otherwise required.

*Section 903.2.10.2; change section to read as follows:*

**903.2.10.2 Commercial parking garages.** An automatic fire sprinkler system shall be provided throughout buildings used for the storage of commercial trucks or buses where the fire area exceeds 3,600 square feet.

*Section 903.2.11.3; change section to read as follows:*

**903.2.11.3 Buildings 35 feet or more 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, having an occupant load of 30 or more that is located 35 or more above the lowest level of fire department vehicle access.

*Exception:* Open parking structures in compliance with Section 406.5 of the International Building Code.

*Section 903.2.11.7; add this new section to read as follows:*

**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.

*Section 903.2.11.8; add this new section to read as follows:*

**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.

*Section 903.2.11.9; add this new section to read as follows:*

**903.2.11.9 Buildings Over 3,600 sq.ft.** An automatic sprinkler system shall be installed throughout all buildings with a building area 3,600 sq.ft. or greater and in all existing buildings that are enlarged to be 3,600 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

**Exception:** Open parking garages in compliance with Section 406.5 of the International Building Code.

*Section 903.3.1.1.1; change to read as follows:*

**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 ..{text unchanged}... because it is damp, of fire-resistance-rated construction or contains electrical equipment. In such locations, an alternative fire suppression or detection system may be required by the fire code official.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.  
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 2 hours.
4. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

*Section 903.3.1.2.2; add this new section to read as follows:*

**Section 903.3.1.2.2 Attics, Open Breezeways, and Attached Garages.** Sprinkler protection is required in attic spaces of such buildings two or more stories in height, open breezeways, exterior storerooms, and attached garages. Attic automatic fire sprinkler systems shall be installed per NFPA 13.

*Section 903.3.1.3; change to read as follows:*

**903.3.1.3 NFPA 13D sprinkler systems.** Automatic sprinkler systems installed in one- and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

*Section 903.3.5; change to read as follows:*

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

*Section 903.4; add a second paragraph after the exceptions 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 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.

*Section 903.4.2; add second paragraph to read as follows:*

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.

*Section 903.4.2.1; add this new section to read as follows:*

**903.4.2.1 Multiple tenant buildings.** A minimum of one horn/strobe notification appliance shall be installed in each tenant space of a multiple tenant building to notify occupants of an automatic fire sprinkler system water-flow condition.

*Section 903.6; add this new section to read as follows:*

**903.6 Where required in existing buildings and structures.** An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 and, when a change in Occupancy Classification is required for an existing building or tenant space, the building or tenant space shall comply with the provisions of the new Occupancy Classification as stated in Section 903.2.

***Section 903.7; add this new section to read as follows:***

**903.7 Fire Control Rooms.** A fire control room is required for all new automatic sprinkler system installations. The fire control room shall comply with the following:

1. Located on an exterior wall adjacent to a fire apparatus access lane.  
Be a minimum size of 5-foot by 7-foot.
3. Shall house the system riser, fire alarm control panel, and spare sprinkler heads.
4. Have an exterior entry door than measures at a minimum 36-inch by 80-inch, and shall be identified as FIRE CONTROL ROOM, with a minimum of 4-inch characters, on the exterior of the door.
5. Be equipped with an exterior horn/strobe device indicating a water-flow alarm.  
Device shall be located above the FDC, 120-inches above finished floor
6. The riser shall be located a minimum of 12-inches from any wall.
7. A “Knox” key box shall be located on the exterior of the fire control room, adjacent to the exterior door, installed 5-feet above finished floor, and shall house a key to open the exterior door.
8. Room shall be kept free of any storage.

***Section 905.2; change to read as follows:***

**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.

***Section 905.3.9; add this new section to read as follows:***

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

**Exceptions:**

1. Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14.
2. Manual dry standpipes systems 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 to serve the roof or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

***Section 905.4, Item 7: add this new Item to read as follows:***

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.

***Section 905.9; add a second paragraph after the exceptions 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 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.

***Section 907.1.4; add this new section to read as follows:***

**907.1.4 Design standards.** All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 devices shall be analog addressable.

**Exception:** Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

***Section 907.2.1; change to read as follows:***

**907.2.1 Group A.** A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 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. 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:** {text unchanged}...

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  
Stop any conflicting or confusing sounds and visual distractions.

***Section 907.2.3; change to read as follows:***

**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 is not required in Group E educational and day care occupancies with an occupant load of less than 30 when provided with an approved automatic sprinkler system.
  - 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.)
2. [text remains the same]
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.

***Section 907.4.2.7; add this new section to read as follows:***

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

***Section 907.6.1.1; add this new section to read as follows:***

**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 an addressable input (monitor) module may be wired Class B, provided the distance from the addressable module to the initiating device is ten feet or less.

*Section 907.6.5.3; add this new section to read as follows:*

**907.6.5.3 Communication requirements.** All alarm systems, new or replacement, shall transmit alarm, supervisory and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the correct device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

*Section 910.2.3; add this new section to read as follows:*

**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 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.

*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 910.3.1; change to read as follows:*

**910.3.1 Design.** Smoke and heat vents shall be listed and labeled to indicate compliance with UL 793.

*Section 910.3.2; change to read as follows:*

**910.3.2 Vent operation.** Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

*Section 910.3.2.1; change to read as follows:*

**910.3.2.1 Gravity-operated drop out vents.** Automatic smoke and heat vents containing heat-sensitive glazing designed to shrink and drop out of the vent opening when exposed to fire shall fully open within 5 minutes after the vent cavity is exposed to a simulated fire represented by a time-temperature gradient that reaches an air temperature of 500°F within 5 minutes.

*Section 910.3.2.2; change to read as follows:*

**910.3.2.2 Sprinklered buildings.** Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically.

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

*Section 910.3.2.3; change to read as follows:*

**910.3.2.3 Nonsprinklered buildings.** Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F and 220°F above ambient.

**Exception:** Gravity-operated drop out vents complying with Section 910.3.2.1.

*Section 910.3.3.3; change to read as follows:*

**910.3.3 Vent dimensions.** The effective venting area shall not be less than 16 square feet with no dimension less than 4 feet (1219 mm), excluding ribs or gutters having a total width not exceeding 6 inches (152 mm).

*Section 912.2.3; add this new section to read as follows:*

**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.

*Section 913.1; add second paragraph 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.

*Section 1004.1.2; delete exception*

*Section 1007.1, Exception 4; add a new Exception 4 to read as follows:*

4. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1007.

**Section 1007.5; change to read as follows:**

**1007.5 Platform lifts.** Platform (wheelchair) lifts shall not serve as part of an accessible means of egress, except where allowed as part of a required accessible route in Section 1109.8, Items 1 through 10. Standby power shall be provided in accordance with Chapter 27 for platform lifts permitted to serve as part of a means of egress.

***Section 1008.1.9.4, exception 3; change to read as follows:***

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*}

***Section 1008.1.9.4, exception 4; change to read as follows:***

4. Where a pair of doors serves a Group A, B, F, M or S occupancy. {*Remainder unchanged*}

***Section 1008.1.9.9; change to read as follows:***

**1008.1.9.9 Electromagnetically locked egress doors.** Doors in the *means of egress* in buildings with an occupancy in Group A, B, E, I-1, I-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with *listed* hardware that incorporates a built-in switch and meet the requirements below: {*remaining text unchanged*}.

***Section 1015.7; add this new section to read as follows:***

**1015.7 Electrical Rooms.** For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

***Section 1016.2.2; add this new Section to read as follows:***

**1016.2.2 Group F-1 and S-1 increase.** The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following are met:

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height;
2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm); and
3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

***Section 1018.1, Exception 6; add this new Exception 6 to read as follows:***

6. In Group B office buildings, corridor walls and ceilings within single tenant spaces need not be of fire-resistive construction when the tenant space corridor is provided with system smoke detectors tied to an approved automatic fire alarm. The actuation of any detector shall activate alarms audible in all areas served by the corridor.

***Section 1018.6; change to read as follows:***

**1018.6, Corridor Continuity.** All corridors shall be continuous from the point of entry to an *exit*, and shall not be interrupted by intervening rooms. {*Remainder unchanged*}

**Section 1026.6, Exception 4; change to read as follows:**

4. Separation from the ~~interior~~ open-ended *corridors* of the building... *{remaining text unchanged}*

**Section 1028.1.1.1; delete.****Section 1029.1; change to read as follows:**

**1029.1 General.** In addition to the *means of egress* required by this chapter, provisions shall be made for *emergency escape and rescue openings* in Group R and I-1 occupancies. *{Remainder unchanged}*...

**Exceptions:**

{Exceptions 1 through 3 unchanged.}

4. In other than Group R-3 occupancies, buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

**Section 1101.2; Add exception to read as follows:**

**Exception:** Projects registered with the Architectural Barriers Division of the Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this Chapter.

**Section 1203.1; change to read as follows:**

**1203.1 General.** Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the *International Mechanical Code*.

Where air infiltration rate in a *dwelling unit* is 5 air changes or less per hour when tested with a blower door at a pressure 0.2 inch w.c. (50 Pa) in accordance with Section 402.4.1.2 of the *International Energy Conservation Code*, the *dwelling unit* shall be ventilated by mechanical means in accordance with Section 403 of the *International Mechanical Code*.

**Table 1505.1; delete footnote c and replace footnote b with the following:**

b. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq. ft. of protected roof area. When exceeding 120 sq. ft. of protected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.

**Section 1505.7; delete the section****Section 1510.1; change to read as follows:**

**1510.1 General.** Materials and methods of applications used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15. All individual replacement shingles or shakes shall be in compliance with the rating required by Table 1505.1. *{text of exception unchanged}*

*Section 2901.1; change to read as follows:*

[P] **2901.1 Scope.** The provisions...{existing text to remain}...shall conform to the *International Private Sewage Disposal Code*. The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

*Section 2902.1; add a second paragraph to read as follows:*

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

*Table 2902.1; change footnote f to read as follows:*

f. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

*Section 2902.1.3; add this new Section to read as follows:*

**2902.1.3 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.

*Section 2902.1.3.1; add this new Section to read as follows:*

**2902.1.3.1 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.

*Section 2902.1.3.2; add this new Section to read as follows:*

**2902.1.3.2 Service sink.** In new or remodeled food service establishments, 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 City of Lewisville's health department.

*Section 3006.1; change to read as follows:*

**3006.1, General.** Elevator machine rooms shall be provided.

*Section 3006.4; delete the exceptions and change to read as follows:*

**[F] 3006.4. Machine Rooms and Machinery Spaces:** Elevator machine rooms...*{text unchanged}*...not less than that required for the hoistway enclosure doors. Storage shall not be allowed within the elevator machine room. Provide approved signage at each entry door to the elevator machine room stating “*Elevator Machinery – No Storage Allowed.*”

*Section 3109.1; change to read as follows:*

**3109.1 General.** Swimming pools shall comply with the requirements of sections 3109.2 through 3109.5 and other applicable sections of this code and complying with applicable state laws.

*Section 3303.4; change to read as follows:*

**Section 3303.4 Vacant lot.** Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority. Footings, foundations, basement walls and floors, and concrete or asphalt paving are to be removed.

*Section 3401.6(Alternative Compliance); renumbered and changed to read as follows:*

**Section 3401.5 Alternative Compliance.** Work performed in accordance with the *International Existing Building Code* shall be deemed to comply with the provisions of this chapter with prior approval from the *Building Official*.

*Section 3401.5(Dangerous Conditions); renumbered as follows:*

**Section 3401.6 Dangerous Conditions.** *{Remainder unchanged.}*

*Chapter 35 - Referenced Standards; add*

**ASTM - F 537 -01 - Standard Specification for Design, Fabrication, and Installation of Fences Constructed of Wood and Related Materials**

**SECTION 4. Adopting Section 4-29 (Energy Conservation Code—Adopted) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code.** Section 4-29 (Energy Conservation Code--Adopted) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code is hereby adopted to read as follows:

**“Sec. 4-29. Energy Conservation Code—Adopted.**

The 2012 edition of the International Energy Conservation Code of the International Code Council is hereby adopted as the energy conservation code for the city with such local amendments as set forth in this Article. A copy of this code is filed in the office of the building inspection division of the community development department.”

**SECTION 5. Adopting Section 4-30 (Energy Conservation Code—Amendments) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code.** Section 4-30 (Energy Conservation Code--Amendments) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code is hereby adopted to read as follows:

**“Sec. 4-30. Energy Conservation Code—Amendments.**

The City adopts the following revisions and additions to the International Energy Conservation Code 2012 Edition. It is recognized that the city is located in Climate Zone 3 of the IECC.

***Section C101.4.2 and R101.4.2; change to read as follows:***

**C101.4.2/R101.4.2 Historic Buildings.** Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource with a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Registers of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer of the Keeper of the National Register of Historic Places, are exempt from shall comply with all of the provisions of this code.

***Exception:*** Whenever a provision or provisions shall invalidate or jeopardize the historical designation or listing, that provision or provisions may be exempted.

***Section C101.4.3, Exception 9; add a new exception #9 to read as follows:***

9. Replacement of existing fenestration, provided, however, that the area of the replacement fenestration does not exceed 25% of the total fenestration area of an existing building and that the U-factor and SHGC will be equal to or lower than before the fenestration replacement.

***Sections C102.1.2 and R102.1.2; add these new sections to read as follows:***

***C102.1.2/R102.1.2 Alternative compliance.*** A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

*Section C202 and R202; add the following definition:*

**GLAZING AREA.** Total area of the glazed fenestration measured using the rough opening and including sash, curbing or other framing elements that enclose conditioned space. Glazing area includes the area of glazed fenestration assemblies in walls bounding conditioned basements. For doors where the daylight opening area is less than 50 percent of the door area, the glazing area is the daylight opening area. For all other doors, the glazing area is the rough opening area for the door including the door and the frame.

*Table R402.1.1; amend the Wood Frame Wall R-Value for Climate Zone 3 to read as follows:*  
13

*Table R402.1.3; amend Wood Frame Wall U-Value for Climate Zone 3 to read as follows:*  
0.082

*Section R402.2.2; amend the section to read as follows:*

**R402.2.2 Ceilings without attic spaces.** Where Section R402.1.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Section R402.1.1 shall be limited to 500 square feet (46 m<sup>2</sup>) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section R402.1.3 and the total UA alternative in Section R402.1.4.

*Section R402.4.1.2 Testing; amend the first paragraph to read as follows:*

**R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour in Climate Zones 1 and 2, and 3 air changes per hour in Climate Zones 3 through 8. [Remainder of text unchanged]

*R402.4.1.2 Testing; add a last paragraph to read as follows:*

Testing may only be performed by individuals that are certified HERS Raters or Rating Field Inspectors by RESNET or Performance Verification Technicians certified by Texas HERO, or other certifications as may be approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

*R403.2.2 Sealing (Mandatory); add a last paragraph to read as follows:*

Testing may only be performed by individuals that are certified HERS Raters or Rating Field Inspectors by RESNET or Performance Verification Technicians certified by Texas HERO, or other certifications as may be approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that installed the duct system.

***R403.2.3 Building Cavities (Mandatory); amend to read as follows:***

**R403.2.3 Building cavities (Mandatory).** Building framing cavities shall not be used as supply ducts and plenums. Building framing wall cavities in the exterior thermal envelope shall not be used as return ducts

***Sections C402.2.9 and R402.2.13; add these new sections to read as follows:***

**Section C402.2.9/R402.2 Insulation installed in walls.** To insure that insulation remains in place, insulation batts installed in walls shall be totally secured by an enclosure on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing, netting or other equivalent material approved by the building official.

***Section R403.2.3; change to read as follows:***

**R403.2.3 Building cavities (Mandatory).** Building framing cavities shall not be used as supply ducts and plenums. Building framing wall cavities in the exterior thermal envelope shall not be used as return ducts

***Section R405.6.2; add the following sentence to the end of paragraph:***

Acceptable performance software simulation tools may include, but are not limited to, REM Rate™, Energy Gauge and IC3. Other performance software programs accredited by RESNET BESTEST and having the ability to provide a report as outlined in R405.4.2 may also be deemed acceptable performance simulation programs and may be considered by the building official.”

**SECTION 6. Adopting Section 4-31 (Residential Code—Adopted) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code.** Section 4-31 (Residential Code--Adopted) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code is hereby adopted to read as follows:

**“Sec. 4-31. Residential Code—Adopted.**

The 2012 edition of the International Residential Code of the International Code Council and its appendices A, B, C, D, E, G, J, K, M, O, P, and Q are hereby adopted as the residential code for the city with such local amendments as set forth in this Article. A copy of this code is filed in the office of the building inspection division of the community development department.”

**SECTION 7. Adopting Section 4-32 (Residential Code—Amendments) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code.** Section 4-32 (Residential Code--Amendments) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code is hereby adopted to read as follows:

**“Sec. 4-32. Residential Code—Amendments.**

The City adopts the following revisions and additions to the International Residential Code 2012 Edition and its appendices A, B, C, D, E, G, J, K, M, O, P, and Q.

***Section R102.4; change to read as follows:***

**R102.4 Referenced codes and standards.** The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

***Section R112.2.1; delete.***

***Section R112.2.2; delete.***

***Section R202; change definition of "Townhouse" to read as follows:***

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

***Table R301.2(1); fill in to read as follows:***

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>f</sup>
	SPEED <sup>d</sup> (mph)	Topographic Effects <sup>k</sup>	
5 lb/ft <sup>2</sup>	90 (3-sec-gust)/76 fastest mile	No	A

SUBJECT TO DAMAGE FROM		
Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>
moderate	6”	very heavy

WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDER-LAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
22°F	No	local <i>code</i>	150	64.9°F

{No change to footnotes}

***Section R302.1, Exception 6; add this new exception #6 to read as follows:***

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

***Section R302.2, Exception; change to read as follows:***

**Exception:** A common two-hour fire-resistance-rated wall assembly, or one-hour fire-resistance-rated wall assembly when equipped with a sprinkler system... {remainder unchanged}

***Section R302.2.4, Exception 5; change to read as follows:***

5. Townhouses separated by a common 1-hour fire-resistance-rated wall as provided in Section R302.2.

***Section R302.3, Exception 3; add new exception #3 to read as follows:***

3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

***Section R302.5.1; change to read as follows:***

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors equipped with a self-closing device.

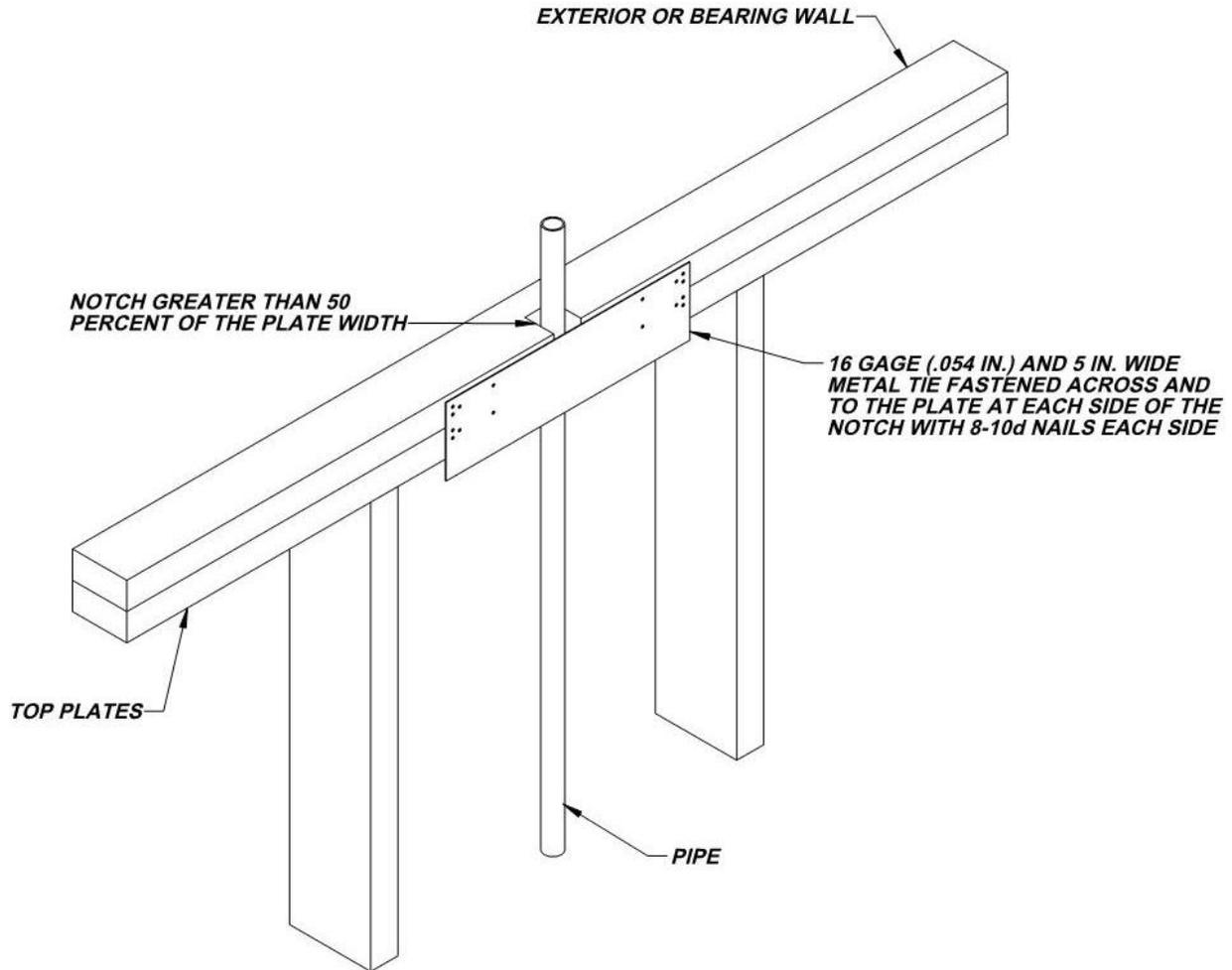
***Section R303.3, Exception; change to read as follows:***

**Exception:** The glazed areas...{remainder unchanged}...unless the space contains only a water closet, a lavatory, or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

***R303.4 Mechanical Ventilation; change to read as follows:***

**R303.4 Mechanical Ventilation.** Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour or less when tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.





***Section R703.7.4.1; add a second paragraph after the exception to read as follows:***

In stud framed exterior walls, all ties shall be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

***Title to Chapter 11 [RE] (Energy Efficiency) of Part IV( Energy Conservation) of the 2012 International Residential Code; changed to read as follows:***

**CHAPTER 11 [RE]  
ENERGY EFFICIENCY RESIDENTIAL PROVISIONS**

***Section M1305.1.3; change to read as follows:***

**M1305.1.3 Appliances in attics.** Attics containing appliances requiring access shall be provided . . . {bulk of paragraph unchanged} . . . sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger and large enough to allow removal of the largest appliance. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.  
A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

**Exceptions:**

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
2. Where the passageway is unobstructed... {remaining text unchanged}

***Section M1411.3; change to read as follows:***

**M1411.3 Condensate disposal.** Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal a sanitary sewer through a trap, by means of a direct or indirect drain. {remaining text unchanged}

***Section M1411.3.1, Items 3; change to read as follows:***

3. An auxiliary drain pan... {bulk of text unchanged}... with Item 1 of this section. A water level detection device may be installed only with prior approval of the building official.

***Section M1411.3.1, Items 4; change to read as follows:***

4. A water level detection device... {bulk of text unchanged}... overflow rim of such pan. A water level detection device may be installed only with prior approval of the building official.

***Section M1411.3.1.1; change to read as follows:***

**M1411.3.1.1 Water-level monitoring devices.** On down-flow units ...{bulk of text unchanged}... installed in the drain line. A water level detection device may be installed only with prior approval of the building official.

*M1503.4 Makeup Air Required; add exception and change to read as follows:*

**M1503.4 Makeup air required.** Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m<sup>3</sup>/s) shall be provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

**Exception:** Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m<sup>3</sup>/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m<sup>3</sup>/s) shall be provided with a makeup air at a rate approximately equal to the difference between the exhaust air rate and 600 cubic feet per minute.

*Section M2005.2; change to read as follows:*

**M2005.2 Prohibited locations.** Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

*Section G2408.3 (305.5); delete.*

*Section G2412.5 (404.2.1); add a second paragraph to read as follows:*

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING  
1/2 to 5 psi gas pressure  
Do Not Remove"

*Section G2415.2 (404.2.2); add an exception to read as follows:*

**Exception:** Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EDH).

*Section G2415.12 (404.12); change to read as follows:*

**G2415.12 (404.12) Minimum burial depth.** Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) 18 inches (457 mm) below grade, except as provided for in Section G2415.12.1.

*Section G2415.12.1 (404.12.1); change to read as follows:*

**G2415.12.1 (404.12.1) Individual outside appliances.** Individual lines to outside lights, grills or other appliances shall be installed a minimum of 12 inches (304.8 mm) below finished grade.... [remainder of text unchanged].

*Section G2417.1 (406.1); change to read as follows:*

**G2417.1 (406.1) General.** Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

*Section G2417.4 (406.4); change to read as follows:*

**G2417.4 (406.4) Test pressure measurement.** Test pressure shall be measured with a manometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure... {remainder unchanged}.

*Section G2417.4.1(406.4.1); change to read as follows:*

**G2417.4.1 (406.4.1) Test pressure.** The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 3 psig (20 kPa gauge), or at the discretion of the Building Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe. For tests requiring a pressure of 3 psig, mechanical gauges used to measure test pressures shall utilize a dial with a minimum diaphragm diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, mechanical diaphragm gauges shall utilize a dial with a minimum diaphragm diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation a pressure range not to exceed 20 psi, and a range such that the highest end of the scale is not greater than five times the test pressure.

For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

***Section G2417.4.2; change to read as follows:***

**G2417.4.2 (406.4.2) Test duration.** The test duration shall be held for a length of time satisfactory to the Building Official, but in no case for be not less than 10 fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

***Section G2420.1.4; add this new section to read as follows:***

**G2420.1.4 Valves in CSST installations.** Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

***Section G2420.5.1 (409.5.1); add text to read as follows:***

**G2420.5.1 (409.5.1) Located within the same room.** The shutoff valve ...{bulk of paragraph unchanged}... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

***Section G2421.1 (410.1); add exception and change to read as follows:***

**G2421.1 (410.1) Pressure regulators.** A line pressure regulator shall be ... {bulk of paragraph unchanged}... approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

**Exception:** A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

***Section G2422.1.2.3 (411.1.3.3); delete Exception 1 and Exception 4.***

***Section G2445.2 (621.2), Exception; add exception to read as follows:***

**Exception:** Existing approved unvented room heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Building Official unless an unsafe condition is determined to exist as described in International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

*Section G2448.1.1 (624.1.1); change to read as follows:*

**G2448.1.1 (624.1.1) Installation requirements.** The requirements for water heaters relative to access, sizing, relief valves, drain pans and scald protection shall be in accordance with this code.

*Section P2801.6; change to read as follows:*

**P2801.6 Water heaters installed in garages.** Water heaters having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the garage floor.

**Exceptions:**

1. Elevation of the ignition source is not required for appliances that are listed as flammable vapor ignition-resistant.
2. Electric Water Heater.

*Section P2902.5.3; change to read as follows:*

**P2902.5.3 Lawn irrigation systems.** The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

*Section P3005.2.6; change to read as follows:*

**P3005.2.6 Base of stacks and upper terminal.** A cleanout shall be provided at the base of each waste or soil stack. Each horizontal drain shall be provided with a cleanout at its upper terminal.

**Exception:** Cleanouts may be omitted on a horizontal drain less than five (5) feet (1524 mm) in length unless such line is serving sinks or urinals.

*Section P3111; delete.*

*Section P3112.2; delete and replace with the following:*

**P3112.2 Installation.** Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

*Section E3601.6.2; change to read as follows:*

**Section E3601.6.2 Service Disconnect Location.** The service disconnecting means shall be installed at a readily accessible location outside the building nearest the point of entrance of the service conductors. {Remainder of section unchanged}

*Chapter 44 Referenced Standards; add*

**ASTM - F 537 -01** - Standard Specification for Design, Fabrication, and Installation of Fences Constructed of Wood and Related Materials”

**SECTION 8. Adopting Section 4-32 (Fees) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code.** Section 4-32 (Fees) of Article II (Building Standards) of Chapter 4 (Buildings and Building Regulations) of the Lewisville City Code is hereby adopted to read as follows:

**“Sec. 4-31 Fees.**

Building permit fees, inspection fees, and plan checking fees are set out in section 2-201.”

**SECTION 9. REPEALER.** Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

**SECTION 10. SEVERABILITY.** If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

**SECTION 11. PENALTY.** Any person, firm or corporation violating any provision of this Ordinance shall be punished upon conviction by a fine not to exceed \$2,000.00 for each offense, and each and every day such violation shall continue shall constitute a separate offense.

**SECTION 12. EFFECTIVE DATE.** This ordinance shall become effective immediately upon its passage and publication as required by law.

**SECTION 13. EMERGENCY.** It being for the public welfare that this ordinance be passed creates an emergency and public necessity, and the rule requiring this ordinance be read on three separate occasions be, and the same is hereby waived, and this ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 16<sup>th</sup> DAY OF DECEMBER, 2013.**

**APPROVED:**

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Dean Ueckert , MAYOR

**ATTEST:**

\_\_\_\_\_  
Julie Heinze, CITY SECRETARY

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Liz Plaster, CITY ATTORNEY