



“City of Choice”

INTERNATIONAL FIRE CODE ORDINANCE NO. 1036

AN ORDINANCE OF THE CITY OF CIBOLO AMENDING CHAPTER 14 OF THE CITY'S CODE OF ORDINANCES; ADOPTING THE 2012 EDITION OF THE *INTERNATIONAL FIRE CODE*, 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 BUILDINGS AND PREMISES IN THE CITY OF CIBOLO; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ALL ORDINANCES IN CONFLICT AND THAT THIS ORDINANCE IS CUMULATIVE OF ALL OTHER ORDINANCES OF THE CITY NOT IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE.

WHEREAS, the City of Cibolo is a Home Rule Municipality located in Guadalupe County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to its adopted City Charter and all applicable laws and enabling legislation of the State of Texas; and

WHEREAS, the City of Cibolo is governed by a Home Rule Charter that was approved by the Citizens of Cibolo in a duly called election held on September 11, 2004; and

WHEREAS, Chapter 54.001 of the Texas Local Government Code provides the general authority for the City of Cibolo to enforce each rule, ordinance, or police regulation of the City of Cibolo and to punish a violation of a rule, ordinance, or police regulation; and

WHEREAS, the City of Cibolo, Texas seeks to protect the health, safety, and welfare of the citizens of the City of Cibolo; and

WHEREAS, the City of Cibolo, Texas seeks to regulate and govern 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 buildings and premises in the City of Cibolo.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF CIBOLO DOES HEREBY AMEND THE CITY'S CODE OF ORDINANCES AS FOLLOWS:

Section 1. Code Amendment

That the Cibolo Code of Ordinances Section 14-2(a)(10) is hereby amended to read as follows:

(1) That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the *International Fire Code*, 2012 edition, including Appendix Chapters B, C, D, F, H, I and J. Appendix Chapters E and G are guidelines as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Cibolo, in the State of Texas 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 buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Cibolo are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a), (b) and (c) of this ordinance.

(a) That the following sections and/or sub-sections are hereby revised to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Cibolo, herein after referred to as "this code".

104.6.2 Inspections. The fire code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each. The fire code official shall inspect all businesses, buildings, and places open to the public in the City of Cibolo annually, or more frequently where required by the fire code official.

104.11.2 Obstructing operations. No person shall obstruct the operations of the fire department in connection with extinguishment or control of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer of the fire department in charge of the emergency, and no person shall obstruct the operations of the fire code official in connection with the investigation of any fire, or actions relative to other emergencies, or inspections, or disobey any lawful command of the fire code official in charge of the investigation or any part thereof, or any lawful order of a police officer assisting the fire department.

105.4 Construction documents. Construction documents shall be in accordance with this section and provide all information as required by the fire code official.

105.4.2 Information on construction documents. Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted when approved by the fire code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail and any other information as required by the fire code official and that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.

108 APPEALS is hereby deleted and referred to Chapter 14 section 14-3 of the City of Cibolo's Code of Ordinances.

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 fire 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 \$2,000.00 dollars. Each day that 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 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 to a fine of not less than \$100.00 dollars or more than \$500.00 dollars.

202 General Definitions. The Following definitions are added:

Rated Capacity. The flow available from a hydrant at the designated residual pressure (rated pressure), either measured or calculated.

Residual Pressure. The pressure that exists in the distribution system, measured at the residual hydrant at the time the flow readings are taken at the flow hydrant.

Static Pressure. The pressure that exists at a given point under normal distribution system conditions measured at the residual hydrant with no hydrants flowing.

310.5 Compliance with “No Smoking” signs is amended by adding a sentence at the end to read as follows:

Designated smoking areas shall be approved by the fire code official.

315.4 Outside storage. Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a property line.

Exceptions:

1. The separation distance is allowed to be reduced to 5 feet (1524 mm) for storage not exceeding 6 feet (1829 mm) in height.
2. The separation distance is allowed to be reduced when the fire code official determines that no hazard to the adjoining property exists.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

The fire code official is authorized to require existing facilities, buildings or portions of a building to comply with this section.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location in/on new construction and in/on existing buildings and structures. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. The fire code official will require all businesses, buildings, and places open to the public in the City of Cibola to install approved key boxes. The type and brand shall be of one the fire department currently has a master key for.

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and appendix C.

507.5.5 Clear space around hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved by the fire code official.

A 15 foot (4572 mm) clear no parking space shall be maintained to each side of fire hydrants as measured from the centerline of the hydrant barrel.

607.4 Elevator keys. Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department or provided to the fire department. Keys for the elevator car doors and fire-fighter service keys shall be of a type and brand currently used in the city and/or that the fire department has a master key for.

703.2.1 Signs. Where required by the fire code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high and of contrasting color to the background to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR --DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR --KEEP CLOSED.

807.4.3.2 Artwork. Artwork and teaching materials shall be limited on the walls of classrooms and on the walls of corridors to not more than 20 percent of the wall area.

807.4.4.2 Artwork. Artwork and teaching materials shall be limited on the walls of classrooms and on the walls of corridors to not more than 20 percent of the wall area.

901.2 Construction documents is amended by adding a second paragraph and subsequent notes to read as follows:

Construction documents for fire sprinkler systems shall be submitted for review and approval prior to system installation or remodeling. Three copies will be submitted unless otherwise stated by the fire code official. Deviation from approved plans shall require prior permission of the fire code official. Construction documents shall be drawn to an indicated scale, on

sheets of uniform size, with a plan of each floor, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with NFPA 13 Chapter 14 to include, but not be limited to, all of the following:

1. A site plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.
2. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
3. Unit plans which shows location and size of walls, rooms, doors, concealed spaces, closets, attics, and bathrooms.
4. Dimensions of aisles, corridors, hallways, and stairways (door openings), including direction of swing.
5. Full height cross-section, or schematic diagram of the riser detail showing alarm valve assembly, flow switch(s), water motor alarm or equivalent, check valves assemblies, drain valve assemblies, and all associated piping.
6. Full height cross-section, or schematic diagram, including structural member information and including ceiling and wall construction and method of protection for nonmetallic piping and penetrations.
7. A mechanical system over lay showing no conflict with fire sprinkler system.
8. Manufactures specifications and ratings on equipment and materials, to include but not limited to sprinkler heads, couplings, valves, mounting brackets, hardware, hangers, alarm valves, switches, sensors, gauges, and similar components.
9. Location and description of all required signs.
10. Any additional information required by the fire code official.
11. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any sprinklers, devices, piping, or fittings.

912.2 Locations. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. No fire department connection shall be located on an exterior wall; fire department connections shall not be placed closer than the height of the exterior wall, unless approved by the fire code official. The location of fire department connections shall be approved by the fire code official.

912.3.1 Locking fire department connection caps. On new and existing buildings, the fire code official is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. The fire code official will require all fire department connections to be equipped with locking caps. The type and brand shall be of one the fire department currently has a master key for.

2807.2 Size of piles. Piles shall not exceed 40 feet (7620 mm) in height, 200 feet (45 720 mm) in width and 350 feet (76 200 mm) in length. Piles shall be separated from adjacent piles or other exposures by approved fire apparatus access roads.

Exception: The fire code official is authorized to allow the pile size to be increased when additional fire protection is provided in accordance with Chapter 9. The increase shall be based on the capabilities of the system installed.

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Prohibited locations shall be in all zoning districts except: agriculture use in residential single family - rural, light industrial, and heavy industrial. Setback requirements shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, nature of occupancy of adjacent structures, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided, and capabilities of the local fire department.

5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Prohibited locations shall be in all zoning districts except: agriculture use in residential single family - rural, light industrial, and heavy industrial. Setback requirements shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, nature of occupancy of adjacent structures, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided, and capabilities of the local fire department.

C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. Fire hydrants shall not be installed at the end of dead end streets or roads. Fire hydrants shall be provided within 100 feet (30480 mm) on the approach to a fire department connection.

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (See Figure D103.1). The fire code official is authorized to increase the minimum width.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. The fire code official is authorized to increase the minimum width.

H101.2 Part B – General Facility Description/Site Plan is amended to allow the site plan that was submitted for initial review to be used for this purpose if the required information is on it.

(b) That all references to the ICC *Electrical Code* are deleted and replaced with NFPA 70, National Electric Code (NEC) as adopted by the City of Cibola.

(c) That all references to the International Plumbing Code and International Fuel Gas Code are deleted and shall reference the current adopted Uniform Plumbing Code.

(d) That all references to the International Mechanical Code are deleted and shall reference the current adopted Uniform Mechanical Code.

(e) That all pressure gauges installed or used for testing shall have the working range in the middle third of the gauges minimum and maximum pressure ends.

Section 2. Cumulative.

That this ordinance shall be cumulative of all provisions of the City of Cibolo, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

Section 3. Severability

That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions 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 and phrases be declared unconstitutional.

Section 4. Continuation of Existing Regulations.

That nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. Effective Date.

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effective immediately upon the passage and approval of the City Council of the City of Cibolo, Texas.

PASSED AND APPROVED this 8 day of JAN, 2013.

APPROVED:


Jennifer Hartman, Mayor

ATTEST:


Peggy Cimics, City Secretary

