

ORDINANCE 370-P-2022

AN ORDINANCE REPEALING ORDINANCES 103-A-04, 324, 324-A, 405, 405-A-2020, 370-J-2013, 370-K-2014, 370-L-2015, 370-M-2015, 370-N-2015, 370-O-2016, CODIFIED UNDER THE CITY'S CODE OF ORDINANCES, PART IV, CHAPTER 4-6, ARTICLES II - VII AND AMENDING ARTICLE I TO ADOPT VARIOUS INTERNATIONAL CODES AND APPENDICES RELATING TO CONSTRUCTION AND INSPECTION ACTIVITIES; REPEALING PART III, CHAPTER 3-2 LITTER AND WEEDS IN ITS ENTIRETY; ESTABLISHING PENALTIES THERETO; PROVIDING FOR SEVERABILITY AND OPEN MEETING; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Texas Local Government Code empowers the City to enact building codes, plumbing codes, and other codes and regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, the regulation of building and building construction by the City of Universal City is necessary to protect the public health and welfare; and

WHEREAS, the City adopted previous versions of the International Building Code and other International Codes for building and construction, which have since been updated and amended with new versions; and

WHEREAS, the regulation of buildings in all residences, all commercial and other buildings and building construction, plumbing, mechanical, and other codes by the City is necessary to protect the public health, safety and welfare; and

WHEREAS, the City Council desires to set minimum standards to safeguard the public safety, health, and welfare, insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, stability, sanitary equipment, light and ventilation, energy conservation, fire safety, and in general to promote safety to life and property; and

WHEREAS, it is the opinion of City Council that the best interest of the citizens of Universal City will be best served by repealing the previously adopted codes and amending the City's Code of Ordinances to adopt the International Building Code, 2021 Edition, National Electrical Code, 2020 Edition, International Fuel Gas Code, 2021 Edition, International Mechanical Code, 2021 Edition, International Energy Conservation Code, 2021 Edition, International Property Maintenance Code, 2021 Edition, International Plumbing Code, 2021 Edition, International Residential Code, 2021 Edition, International Swimming Pool and Spa Code, 2021 Edition, International Existing Building Code, 2021 Edition, International Fire Code, 2021 Edition, and National Fire Protection Association Life Safety Code 101, including certain amendments to meet local conditions.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS:

Section 1. That Ordinances 103-A-04, 324, 324-A, 405, 405-A-2020, 370-J-2013, 370-K-2014, 370-L-2015, 370-M-2015, 370-N-2015 and 370-O-2016, and City Code of Ordinances, Part III, Chapter 3-2 in its entirety and Part IV, Chapter 4-6 Articles II - VII are hereby repealed and City Code of Ordinances, Part IV, Chapter 4-6, Article I is repealed and replaced as follows:

ARTICLE I. BUILDING CODE

Sec.4-6-1. Adoption of various international codes and appendices relating to construction and inspections activities.

The following codes are adopted by reference as though they were copied herein fully, with the below identified local amendments:

INTERNATIONAL BUILDING CODE (CURRENT REVISION) WITH APPENDICES E, F AND, H
NATIONAL ELECTRIC CODE (CURRENT REVISION) WITH APPENDICES A THRU F
INTERNATIONAL FUEL GAS CODE (CURRENT REVISION) WITH APPENDICES A THRU D
INTERNATIONAL MECHANICAL CODE (CURRENT REVISION)
INTERNATIONAL ENERGY CONSERVATION CODE (CURRENT REVISION)

INTERNATIONAL PROPERTY MAINTENANCE CODE (CURRENT REVISION) WITH APPENDIX A
INTERNATIONAL PLUMBING CODE (CURRENT REVISION) WITH APPENDICES B THRU E
INTERNATIONAL RESIDENTIAL CODE (CURRENT REVISION)
INTERNATIONAL SWIMMING POOL AND SPA CODE (CURRENT REVISION)
INTERNATIONAL EXISTING BUILDING CODE (CURRENT REVISION)
INTERNATIONAL FIRE CODE (CURRENT REVISION) WITH APPENDICES B, C AND I
NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE 101 (NFPA101) (CURRENT REVISION)

[In said codes, when reference is made to the duties of certain officials named therein, that designated official of the City of Universal City who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.]

Sec. 4-6-2. Exceptions and amendments to International Building Code

2021 INTERNATIONAL BUILDING CODE (CURRENT REVISION) WITH APPENDICES E, F AND H.

AMENDMENTS TO THE INTERNATIONAL BUILDING CODE ARE AS FOLLOWS:

Sec. 101.1 Title

Amend in its entirety to read:

These regulations shall be known as the Building Code of Universal City, hereinafter referred to as “this code.”

(Reason: Clarifies jurisdiction.)

Sec. 105.1 Permits Required

Amend in its entirety to read:

Any owner, authorized agent or contractor who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this chapter, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

No permits or certificates of occupancy shall be issued unless all fees and fines have been paid and all liens placed on property by the City have been extinguished through repayment to the City of all costs for demolition of dangerous structures or abatement of public nuisances pursuant to any final orders issued by the Board of Appeals or a court of record.

(Reason: Ensures any outstanding fees due to the City are adequately addressed prior to new construction work or occupancy.)

Sec. 105.2 Work exempt from permit

Amend in its entirety to read:

(Building)

- 1) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- 2) Painted, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 3) Temporary motion picture, television and theater stage sets and scenery.

- 4) Shade cloth structures constructed for nursery or agricultural purposes, but not including service systems.
- 5) Swings and other temporary playground equipment accessory to one and two-family dwellings.
- 6) Window awnings supported by an exterior wall of Group R-3, as applicable in Section 101.2 and Group U occupancies of the International Building Code.
- 7) Nonfixed and movable fixtures, cases, racks, counter and partitions not over 5 feet 9 inches (1753 mm) in height.

(Electrical)

- 1) Normal maintenance work, such as replacement of lamps, sockets, fuses, drop cords, snap switches, or other similar minor repairs as may be permitted by the building official.
- 2) Connection of portable electrical equipment to suitable existing permanently installed receptacles.
- 3) Replacement of a motor of the same horsepower and rating and installation of pressure devices and similar controls, when the electrical supply for the same has been properly installed by a licensed electrician.
- 4) The provisions of this chapter shall not apply to electrical equipment used for radio and television transmission but does apply to equipment and wiring for power supply, the installations of towers and antennas.

(Gas)

- 1) Portable heating appliance.
- 2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

(Mechanical)

- 1) Portable heating appliance.
- 2) Portable ventilation equipment.
- 3) Portable cooling unit.
- 4) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this chapter.
- 5) Replacement of any part which does not alter its approval or make it unsafe.
- 6) Portable evaporative cooler.
- 7) Self-contained refrigeration system containing 10 lbs. or less of refrigerant and actuated by motors of 1 horsepower or less.

(Plumbing)

- 1) The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this chapter.
- 2) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Note: Ordinary minor repairs may be made with the approval of the building official without a permit, provided that such repairs shall not violate any of the provisions of the codes adopted in this section. Where equipment replacements and repairs must be performed requiring a permit in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

(Reason: Clarifies what work does not require a permit.)

Add the following subsection:

Sec. 105.5.1 Inactive Permits

Any permit that has been dormant for a period of at least five years shall be deemed administratively closed and all related fees and fines shall be waived except for any related recorded lien. An administratively closed permit shall not mean all the required inspections have been approved or inspected; however, the closed permit will contain notations indicating that it has been administratively closed.

(Reason: Provides consistency with record retention laws.)

Sec. 107.2.1 Information on construction documents

Amend in its entirety to read:

For new construction, each applicant shall submit two copies of plans for residential and three copies for commercial construction. Construction plans shall be of full-size (minimum of 24" X 36") and sufficient clarity to indicate location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this section and relevant laws, ordinances, rules and regulations, as determined by the building official. Such plans shall include but are not limited to:

- 1) Site plan
- 2) Engineered foundation plans
- 3) Floor plan with wall, ceiling, roof and exterior elevations
- 4) Electrical, plumbing and mechanical plans
- 5) Life Safety plan

The site plan shall be drawn to scale showing the location of all easements, drainage facilities, adjacent grades, property lines, the proposed building or structure and of every existing building or structure on the property.

(Reason: Provides more clarification on minimum requirements for construction documents.)

Sec. 107.3.4 Design Professional in Responsible Charge

Add:

The required professional shall be an architect or engineer legally registered under the laws of the State of Texas regulating the practice of architecture, or a Certified Professional Member of the Texas Institute of Building Design and the American Institute of Building Design. Architects, engineers and designers shall affix his/her seal and signature to said drawings, specifications and all accompanying data for construction purposes.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific State law exception permits its preparation by a person not so registered.

(Reason: Provides clarity and consistency with State law.)

Add the following subsection:

Sec. 108.3.1 Temporary Dumpsters

If a dumpster is desired, the City of Universal City has contracted exclusively with Waste Management for the placement of waste dumpsters on all job sites within the City limits and extraterritorial limits of the City of Universal City.

Exception: Trailer haul off and/or same day haul off does not require use of a dumpster.

(Reason: Provides consistency with Waste Management Agreement, Ordinance Number 525-U-2021.)

Sec. 110.1 General

Add:

Posting Permits and Plans

Work requiring a permit shall not commence until the permit holder or his agent posts the permit, inspection record and plans in a conspicuous place on the premises. All of these required items shall be protected from the weather and located in such a position as to permit the building official or representative to conveniently make the required entries thereon. The permit holder shall maintain these required documents in such position until the Certificate of Occupancy or completion certificate is issued by the building official.

(Reason: Provides for better work site management.)

Sec. 110.5 Inspection Requests

Add:

Inspection request requirements shall be in accordance with City policy, as amended.

(Reason: Allows for flexibility consistent with City operations schedule.)

Sec. 111.1 Change of Occupancy

Amend in its entirety to read:

A Certificate of Occupancy is required of all commercial establishments and must be applied for prior to occupancy of the space. A new certificate is required if a business is relocated within the City, ownership is changed, occupancy type is changed, or the name of a business is changed. However, a new certificate shall not be required for an ownership change or business name change if the existing certificate was issued under the current adopted code cycle. **Certificates of Occupancy are not transferable.**

(Reason: Allows City to obtain current ownership and tenant contact information, including emergency contacts. Also, does not burden more recent certificate holders undergoing ownership or a business name change with having to get a new building and fire inspection.)

Add the following subsection:

Sec. 111.1.1 Change of Occupancy Application

The Certificate of Occupancy application shall include a copy of the following items: Sales & Use Tax Certificate/Permit issued by the State for Universal City business location; Texas Taxpayer Identification Number (TIN); Assumed Name or DBA document issued by County or State; other Texas licensing documentation, if any, for the associated profession issued by a licensing agency of the State; i.e., Texas Dept. of Licensing and Regulation, Texas Dept. of Health & Human Services, Texas Alcoholic Beverage Commission, etc.; and Knox Box purchase confirmation for applicable suite/space.

(Reason: Allows City to perform proper due diligence.)

Sec. 111.2 Certificate Issued

Amend in its entirety to read:

After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the departments of

Development Services, engineering, fire, or health and all applicable fees are paid, a certificate of occupancy shall be issued.

No permits or certificates of occupancy shall be issued unless all fees and fines have been paid and all liens placed on property by the city have been extinguished through repayment to the city of all costs for demolition of dangerous structures or abatement of public nuisances pursuant to any final orders issued by the Building Official, Board of Appeals, or a court of record.

(Reason: Allows for flexibility in information provided on the actual certificate. Also, ensures any outstanding fees due to the City are adequately addressed prior to a CO being issued.)

Sec. 113 Board of Appeals

Amend in its entirety to read:

The Board of Appeals shall be those individuals appointed by the City Council to serve on the City's Board of Adjustment. When acting as members of the Board of Appeals, the board shall carry out only those duties prescribed by this code.

(Reason: Carryover from previous Code adoption.)

Sec. 4-6-3. Exceptions and Amendments to National Electrical Code

2020 NATIONAL ELECTRICAL CODE (CURRENT REVISION) WITH APPENDICES A THRU F

AMENDMENTS TO THE NATIONAL ELECTRICAL CODE ARE AS FOLLOWS:

The following rules shall take precedence over and supersede any portion of the electrical code adopted by this section where a conflict occurs.

- 1) No branch circuit shall have wire smaller than #12 AWG. This does not prohibit smaller wire for circuits 90 volts and lower or for control circuits.
- 2) No more than twelve (12) outlets shall be installed per circuit serving general lighting circuits.
- 3) Single family dwellings must be individually metered.

(Reason: Upsizes wire size, limits number of outlets, and limits load on meter to accommodate increased energy pull from newer electrical devices.)

Sec. 4-6-4. Exceptions and Amendments to International Fuel Gas Code

2021 INTERNATIONAL FUEL GAS CODE (CURRENT REVISION) WITH APPENDICES A THRU D

AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE ARE AS FOLLOWS:

Sec. 101.1 Title

Amend in its entirety to read:

These regulations shall be known as the Fuel Gas Code of Universal City, hereinafter referred to as "this code."

(Reason: Clarifies jurisdiction.)

Sec. 113 (IFGC) Means of Appeal

Amend in its entirety to read:

The Board of Appeals shall be those individuals appointed by the City Council to serve on the City’s Board of Adjustment. When acting as members of the Board of Appeals, the board shall carry out only those duties prescribed by this code.

(Reason: Carryover from previous Code adoption.)

Sec. 4-6-5. Exceptions and Amendments to International Mechanical Code

2021 INTERNATIONAL MECHANICAL CODE (CURRENT REVISION)

AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE ARE AS FOLLOWS:

Sec. 101.1 Title

Amend in its entirety to read:

These regulations shall be known as the Mechanical Code of Universal City, hereinafter referred to as “this code.”

(Reason: Clarifies jurisdiction.)

Sec. 114 Means of Appeal

Amend in its entirety to read:

The Board of Appeals shall be those individuals appointed by the City Council to serve on the City’s Board of Adjustment. When acting as members of the Board of Appeals, the board shall carry out only those duties prescribed by this code.

(Reason: Carryover from previous Code adoption.)

Sec. 4-6-6. Exceptions and Amendments to International Energy Conservation Code

2021 INTERNATIONAL ENERGY CONSERVATION CODE (CURRENT REVISION)

AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE ARE AS FOLLOWS:

Sec. C101.1 Title

Amend in its entirety to read:

These regulations shall be known as the Energy Conservation Code of Universal City, hereinafter referred to as “this code.”

(Reason: Clarifies jurisdiction.)

Sec. C110 Board of Appeals

Amend in its entirety to read:

The Board of Appeals shall be those individuals appointed by the City Council to serve on the City's Board of Adjustment. When acting as members of the Board of Appeals, the board shall carry out only those duties prescribed by this code.

(Reason: Carryover from previous Code adoption.)

Sec. 4-6-7. Exceptions and Amendments to International Property Maintenance Code

2021 INTERNATIONAL PROPERTY MAINTENANCE CODE (CURRENT REVISION) WITH APPENDIX A

AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE ARE AS FOLLOWS:

Sec. 101.1 Title

Amend in its entirety to read:

These regulations shall be known as the Property Maintenance Code of Universal City, hereinafter referred to as "this code."

(Reason: Clarifies jurisdiction.)

Sec. 107 Means of Appeal

Amend in its entirety to read:

The Board of Appeals shall be those individuals appointed by the City Council to serve on the City's Board of Adjustment. When acting as members of the Board of Appeals, the board shall carry out only those duties prescribed by this code.

(Reason: Carryover from previous Code adoption.)

Sec. 109.2 Notice of Violation

Amend in its entirety to read:

The code official shall serve a notice of violation or order in accordance with Section 111.4 for unsafe structures and equipment, and in accordance with Section 109.2.1 for other violations.

(Reason: Adds Section 109.2.1 information and procedure as well as procedure for notification.)

Add the following subsection:

Sec. 109.2.1 Notice of Violation, Other

Whenever the code official determines there has been a violation of this code, other than a violation related to unsafe structures and equipment, or has grounds to believe a violation has occurred, notice shall be given in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time, as determined by the code official, to adequately abate the violation and comply with the provisions of this code.

(Reason: Mimics language in Section 111.4.1.4 to provide noticing guidance for violations other than unsafe structures and equipment.)

Sec. 109.3 Prosecution of Violation.

Amend the first sentence to read:

Any person failing to comply with a notice of violation or order served in accordance with Section 109.2 and 109.2.1 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense.

(Reason: Adds Section 109.2.1 while Section 109.2 still provides for original reference to Section 111.4.1)

Add the following subsection:

Sec. 109.3.1 Lien on Property

If such work is done or improvements made at the expense of the City, then a penalty for all costs shall be assessed on the real estate or lots upon which such expenses were incurred. The city shall file a statement of such expenses incurred, as the case may be, giving the amount of such expenses, the date on which said work was done or improvements made, with the County Clerk; and the City shall have a privileged lien on such lots or real estate upon which such work was done or improvements made to secure the expenditures so made, in accordance with the provisions of Section 342.007, V.T.C.A. Health and Safety Code, which lien shall be second only to tax liens and liens for street improvements and said amount shall bear ten (10) percent simple interest from the date said statement was filed. It is further provided that for any such expenditures and interest, as aforesaid stated, suit may be instituted and recovery and foreclosure of said lien expenses so made, as aforesaid, or a certified copy thereof, shall be prima facia proof of the amount expended for such work or improvements.

(Reason: Carryover language from current Municipal Code Part III, Chapter 3-2, Section 3-2-9. Note that Chapter 3-2 was adopted and amended over time prior to the City's adoption of the IPMC; therefore, except for parts which are outdated, Chapter 3-2 Litter and Weeds is being transferred to the IPMC and repealed from Part III-Activities Regulated.)

Sec. 109.4 Violation Penalties

Amend in its entirety to read:

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws, including Section 1-1-6-General Penalty; Continuing Violations of the Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(Reason: Refers to General Penalty Section of the Municipal Code to prevent inconsistencies in penalty administration.)

Sec. 111.4.2 Method of Service

Add:

If a violation is found within 6 months of the close of a previous case of the same violation, then the code official is authorized to post notice only once to the front door of the property or a place on the property that is visible from the right-of-way. Service of such notice in the foregoing manner shall constitute service of notice upon the owner.

(Reason: Allows City to expedite notification process for repeat offenders.)

Sec. 202 General Definitions

Add the following definition:

Unsafe Building—any building or structure that has any of the following conditions, such that the life, health, property or safety of its occupants or the general public is endangered.

- 1) Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic.
- 2) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or nonworking condition such that the means of egress could be rendered unsafe in cases of fire or panic.
- 3) The stress in any material, member or portion thereof, due to all imposed loads including dead load exceeds the stresses allowed in the International Building Code.
- 4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by the International Property Maintenance Code and International Building Code.
- 5) Any exterior appendage or portion of the building or structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the International Property Maintenance Code.
- 6) If for any reason the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.
- 7) The building, structure or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse.
- 8) Any building, structure or portion thereof that is in such a condition as to constitute a public nuisance.
- 9) Any building, structure or portion thereof that is unsafe, unsanitary or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

(Reason: Provides clarification.)

Sec. 301.2 Responsibility

Amend the first sentence to read:

The owner of the premises shall maintain the structure and exterior property, including the right-of-way (also known as the “parkway”) beginning at the front property line and extending to the back of street curb fronting their property and half of the alley (if an alley exists), in compliance with these requirements, except as otherwise provided for in this code. A property owner shall not be responsible for fixing or replacing a street curb (concrete form) or filling, grading or leveling (gravel, concrete or asphalt) their portion of the alley adjacent to their property.

(Reason: Uses common terms to provide clarification.)

Sec. 302.4 Weeds

Amend the first paragraph to read:

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. With respect to lots, tracts or parcels of land of two (2) or more acres under single ownership, the above provisions in this subsection shall not be applicable to the areas beyond one hundred feet (100’) from any open public street or way, or to the areas beyond one hundred feet (100’) from any adjacent property on which habitable dwellings or commercial structures are located.

(Reason: Reduces maximum growth from 12 inches to 10 inches to account for 1.5 to 2 weeks formal notification process; often an extra week of growth has taken place before the property owner becomes aware of the issue if it is not his/her homestead. Additional language is carryover from current Municipal Code Part III, Chapter 3-2, Section 3-2-3. Note that Chapter 3-2 was adopted and amended over time prior to the City's adoption of the IPMC; therefore, except for parts which are outdated, Chapter 3-2 Litter and Weeds is being transferred to the IPMC and repealed from Part III-Activities Regulated.)

Add the following subsection:

Sec. 302.4.1 Overhang or Protrusion into Public Right-of-Way or Easements

It shall be unlawful for any person having supervision or control of any lot, tract, parcel of land or portion thereof, occupied, improved or unimproved, within the City, to permit the protrusion or overhang of trees, bushes, shrubs and structures over a street between curb to curb to a height of thirteen (13) feet six (6) inches. Where a side of the street is not curbed the prohibited area shall start at edge of the designated pavement width. Protrusion or overhang is prohibited over other easements and rights-of-way used for vehicular access to a height of thirteen (13) feet six (6) inches.

Protrusion or overhang in street right-of-way is prohibited to a height of eight (8) feet from the property line to the edge of the street as herein defined.

(Reason: Carryover language from current Municipal Code Part III, Chapter 3-2, Section 3-2-4. Note that Chapter 3-2 was adopted and amended over time prior to the City's adoption of the IPMC; therefore, except for parts which are outdated, Chapter 3-2 Litter and Weeds is being transferred to the IPMC and repealed from Part III-Activities Regulated.)

Add the following subsection:

Sec. 302.10 Littering Generally

It shall be unlawful for any person or any tenant or occupant of any building or premises or by his servant, agent or employee, to cast, throw, drop, sweep or allow to accumulate, any garbage, rubbish, weeds, brush, offal or other thing whatsoever of an offensive nature or deleterious to health, or any other flyer, document or printed or written material, other than a newspaper, in or upon any street, sidewalk, park or other public place, or vacant lot or in any yard space of privately owned premises, or in or upon the waters of any canal, stream or other water course or public waters, or in any drain, sewer or receiving basin within the city or in, upon or about any building or premises within the city, except as herein provided. It is the responsibility of each property owner or occupant to remove within ten (10) days any such item from the property owner's premises.

(Reason: Carryover language from current Municipal Code Part III, Chapter 3-2, Section 3-2-1. Note that Chapter 3-2 was adopted and amended over time prior to the City's adoption of the IPMC; therefore, except for parts which are outdated, Chapter 3-2 Litter and Weeds is being transferred to the IPMC and repealed from Part III-Activities Regulated.)

Sec. 4-6-8. Exceptions and Amendments to International Plumbing Code

2021 INTERNATIONAL PLUMBING CODE (CURRENT REVISION AND STATE LAW REFERENCES) WITH APPEDICES B THRU E

AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE ARE AS FOLLOWS:

Sec. 101.1 Title

Amend in its entirety to read:

These regulations shall be known as the Plumbing Code of Universal City, hereinafter referred to as “this code.”

(Reason: Clarifies jurisdiction.)

Sec. 114 Means of Appeal

Amend in its entirety to read:

The Board of Appeals shall be those individuals appointed by the City Council to serve on the City’s Board of Adjustment. When acting as members of the Board of Appeals, the board shall carry out only those duties prescribed by this code.

(Reason: Carryover from previous Code adoption.)

Sec. 305.3 Pipes Through or Under Footings or Foundation Walls

Amend in its entirety to read:

Any pipe that passes under a footing or through a foundation wall shall be provided with a relieving arch, or a pipe sleeve shall be built into the foundation wall. The sleeve shall be two pipe sizes greater than the pipe passing through the wall. Pipes used for p-traps within a foundation shall not be located within footings or beam.

(Reason: Provides for pipe protection and increased foundation protection when pipe fails.)

Sec. 305.4.1 Sewer Depth

Amend in its entirety to read:

All building sewers shall be a minimum of 12 inches below finished grade.

(Reason: Provides for freezing prevention and increased pipe protection.)

Sec. 312.6 Gravity Sewer Test

Amend in its entirety to read:

Gravity sewer tests shall consist of plugging the end of the building sewer at the point of connection with the public sewer, filling the building sewer with water, testing with not less than a 5-foot (1524 mm) head of water and maintaining such pressure for 15 minutes.

Exception: Building sewer repair or replacement on existing structures shall be tested by plugging the end of the building sewer at the point of connection with the public sewer, filling the building sewer with water to the finish floor of the structure and maintaining such pressure for 15 minutes.

(Reason: Reduces property owner liability due to water damage.)

Add the following subsection:

Sec. 403.7 Portable Toilets for Construction Sites

Portable toilets shall be provided for construction sites so that the path of travel to such facilities shall not exceed 500 feet. In no case shall there be less than one portable toilet provided for each construction site, or as approved by the Building Official.

(Reason: Provides access to toilets for workers in line with OSHA standards.)

Sec. 410.4 Substitution

Amend in its entirety to read:

Where restaurants and approved mercantile uses provide drinking water in a container, free of charge, drinking fountains shall not be required in those uses. Where mercantile uses are not required to provide drinking fountains, signage reading DRINKING WATER AVAILABLE TO THE PUBLIC AT NO CHARGE shall be posted in a conspicuous place. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent. In other occupancies where three or more drinking fountains are required, water dispensers shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.

(Reason: Providing free water precludes need for a drinking fountain in certain business types.)

Sec. 604.8 Water-pressure reducing valve or regulator

Amend in its entirety to read:

Where water pressure within a building exceeds 80 psi (552 kPa) static, an *approved* water-pressure reducing valve conforming to ASSE 1003 with Y-strainer shall be installed to reduce the pressure in the building water distribution piping to 80 psi (552 kPa) static or less. All pressure-reducing valves installed shall have a maximum pressure range of 150 psi and adjusted to not exceed 80 psi in accordance to the International Plumbing Code. Pressure-reducing valves with a maximum pressure range of 75 psi are not allowed.

Exception: Service lines to sill cocks and outside fire hydrants, and main supply risers where pressure from the mains is reduced to 80 psi (552 kPa) or less at individual fixtures.

(Reason: Requires residents to install an assembly that is less likely to fail, thereby reducing their long-term expense. The zero to 75 psi pressure reducing valve allowed without this amendment will likely fail in approximately one year, whereas the required valve will likely last five years.)

Sec. 903.1.1 Roof Extension Unprotected

Amend in its entirety to read:

All open vent pipes that extend through a roof shall be terminated at least six (6) inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least seven (7) feet above the roof.

(Reason: Fills in undefined heights. 6 inches is the standard practice for extensions and 7 feet on occupied roofs to discharge sewer gases above occupants.)

Sec. 918 Air Admittance Valves

Amend in its entirety to read:

Vent systems utilizing air admittance valves shall be prohibited within the city limits of Universal City.

(Reason: Mechanical vents ultimately fail allowing sewer gases back into the home; i.e., kitchen sink.)

Sec. 4-6-9. Exceptions and Amendments to International Residential Code

2021 INTERNATIONAL RESIDENTIAL CODE (CURRENT REVISION)

AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE ARE AS FOLLOWS:

Sec. R101.1 Title

Amend in its entirety to read:

These regulations shall be known as the Residential Code of Universal City, hereinafter referred to as “this code.”

(Reason: Clarifies jurisdiction.)

Sec. R105.1 Permits Required

Amend in its entirety to read:

Any owner, authorized agent or contractor who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this chapter, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit, in accordance with applicable sections of this Code.

No permits or certificates of occupancy shall be issued unless all fees and fines have been paid and all liens placed on property by the city have been extinguished through repayment to the city of all costs for demolition of dangerous structures or abatement of public nuisances pursuant to any final orders issued by the Board of Appeals.

(Reason: Ensures any outstanding fees due to the City are adequately addressed prior to new construction work or occupancy.)

Sec. R106.1.1 Information on Construction Documents

Amend in its entirety to read:

Construction plans shall be full size (minimum of 24” X 36”) and the required professional shall be an architect, or engineer legally registered under the laws of the State of Texas regulating the practice of architecture, or a Certified Professional Member of the Texas Institute of Building Design and the American Institute of Building Design. Architects, engineers and designers shall affix his/her seal and signature to said drawings, specifications and all accompanying data for construction purposes.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific State law exception permits its preparation by a person not so registered.

(Reason: Provides more clarification on minimum requirements for construction documents.)

Sec. R112 Board of Appeals

Amend in its entirety to read:

The Board of Appeals shall be those individuals appointed by the City Council to serve on the City’s Board of Adjustment. When acting as members of the Board of Appeals, the board shall carry out only those duties prescribed by this code.

(Reason: Carryover from previous Code adoption.)

Add the following subsection:

Sec. R318.1.3 Protection Against Decay

Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground.

(Reason: Provides interpretation clarification for common local building practice.)

Sec. 4-6-10. Exceptions and Amendments to International Fire Code and National Fire Protection Association Life Safety Code

2021 INTERNATIONAL FIRE CODE (IFC) (CURRENT REVISION, WITH APPENDICES B, C, and I)

NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE 101 (NFPA 101) (CURRENT REVISION)

(a) AMENDMENTS TO THE INTERNATIONAL FIRE CODE ARE AS FOLLOWS:

Add the following subsection:

Sec. 101.6 Terms

Whenever the word "JURISDICTION" is used in the International Fire Code, it shall be held to mean the City of Universal City, Texas and its extraterritorial jurisdiction.

Whenever the words "Chief of the Bureau of Fire Prevention" or "Fire Code Official" are used in the International Fire Code, they shall be held to mean "The Fire Chief" Or "Fire Marshal".

(Reason: Added to clear up language in the International Fire Code (IFC). Also allows the Fire Chief and Fire Marshal to work collectively to enforce these codes.)

Add the following subsection:

Section. 104.3.2 Photographic Documentation

Members of the Fire Department making such examinations or inspections shall have the right, with proper credentials, and be authorized to take a reasonable number of photographs or videotapes for evidence and for records for use by the Fire Department to study hazards and scientific control for fire safety.

(Reason: Added to clear up the language and allow the Fire Department to use photographic documentation after they have met the above requirements stated in 104.3 & 104.3.1, for right of entry.)

Add the following subsection:

Sec. 109.6.1 Removal of Occupants

A member of the Fire Department is Authorized to require the removal of Occupants at a location when actual occupancy exceeds the permitted or posted occupant load. A person commits an offense if he refuses to obey an order to vacate.

(Reason: Section 109.6 already affords the Fire Code Official the approval to reduce such hazards. This simply allows for State trained and certified Fire Inspectors on shift after normal business hours when the Chiefs are not on duty the same provisions as the Fire Code Official since crews are staffed 24 hours/7 days a week.)

Add the following subsection:

Sec. 110.1.1 Prohibition of Electrical Service

Where appropriate, when any fire hazard is permitted to continue in existence by the owner after receiving the notice provided in Section 110.1, if the Fire Marshal or designee shall find and determine from the facts that the danger to human life is materially increased by the electrical wiring and appliances present in the building, he shall notify Proper Utility Company of the city to disconnect its service and forthwith cease supplying electric current thereto. It shall thereupon be the duty of the manager of City Public Service to cause said service to be disconnected, and the supply of electrical current disconnected immediately.

(Reason: This is already afforded to the Fire Code Official in Section 110. This amendment allows for on-duty fire commanders in the absence of the Fire Chief or Fire Code Official. As we know, emergencies can happen at anytime day or night and it is impossible for us to be present at all times.)

Add the following subsection:

Sec. 110.1.2 Prohibition of Gas Service

Where appropriate, when any fire hazard is permitted to continue in existence by the owner after receiving the notice provided in Section 110.1, if the Fire Marshal or designee shall find and determine from the facts that the danger to human life is materially increased by the gas plumbing and/or appliances present in the building, he shall notify proper utility company to disconnect its gas service and forthwith cease supplying gas thereto. It shall thereupon be the duty of the manager of the proper utility company to cause said service to be disconnected and the supply of gas disconnected immediately.

(Reason: This is already afforded to the Fire Code Official in Section 110. This amendment allows for on-duty fire commanders in the absence of the Fire Chief or Fire Code Official. As we know, emergencies can happen at anytime day or night and it is impossible for us to be present at all times.)

Sec. 111 Means of Appeals

Amend in its entirety to read:

The Board of Appeals shall be those individuals appointed by the City Council to serve on the City's Board of Adjustment. When acting as members of the Board of Appeals, the board shall carry out only those duties prescribed by this code.

(Reason: This is a current amendment that was previously adopted by the City to show the appeals process is administered by the Board of Adjustments. It was moved from the 2015 IFC Section 109.1 to the current location 2021 IFC Section 111.1)

Sec. 112.4 Violation Penalties

Amend in its entirety to read:

Any person who shall violate a provision of the code adopted by this article, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, demolish or move any structure, or has erected, constructed, altered, repaired, moved or demolished a building or structure in violation of a detailed statement or drawing submitted and approved there under, shall be guilty of a misdemeanor, and upon conviction of any such violation such person shall be punished by a fine not to be less than \$500.00 and not more than \$2000.00. The owner or owners of any building or premises or part thereof, where anything in violation of this article shall be placed or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith and who

may have assisted in the commission of any such violation shall be guilty of a separate offense and upon conviction shall be fined as herein provided.

(Reason: Amended to clear up the language and keep current fines and offenses in line with current City Standard.)

Sec. 202 General Definitions

Amend and/or Add to read:

[B] Ambulatory Care Facility.

Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar Care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by services provided. This group may include but not limited to the following:

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

FIRE HAZARD

Shall mean any condition or act which increases or may cause an increase of the hazard or menace of fire to a higher degree than that customarily recognized as reasonable by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire, or which may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

FIRE LANE

Shall mean any area appurtenant to entrances or exits of a building deemed necessary by the Fire Chief or his designee to remain free and clear of parked vehicles for access to such building in case of fire or other emergency and designated by him as such, and may include sidewalks, driveways, portions of parking lots, or any other area adjacent to or near building entrances or exits, or any fire hydrant.

FIRE MARSHAL

Shall mean the fire code official responsible for investigations of fires, inspection of facilities, and Fire code enforcement.

FIRE WATCH

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

FIREWORKS

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

{Remainder of text unchanged}...

HIGH-RISE BUILDING

A building having any floors used for human occupancy located more than 50 feet above the lowest level of fire department vehicle access. Any other definition or description described throughout this code shall be disregarded.

MOBILE FOOD ESTABLISHMENT

Shall mean a mobile food operation using any heat-producing equipment to cook, fry, or warm products for consumption from a motorized vehicle, towable trailer, or watercraft.

REPAIR GARAGE

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

SELF-SERVICE STORAGE FACILITY

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

SPECIAL EVENT

Shall mean an indoor or outdoor event that, in the determination of the Fire Code Official or their designee, meets any of the following criteria:

1. Constitutes a use or occupant load ordinarily not permitted by the face of the Certificate of Occupancy.
2. Requires the means of egress to be altered from a configuration that was previously approved by the Building Code Official or Fire Code Official (e.g., installation of booths, curtains, partitions, tables/chairs, etc. or the locking of select doors to limit access to portions of a building or area).
3. Poses a condition that compromises any life safety systems that were previously approved by the Building Code Official or Fire Code Official, (e.g., reduced lighting, increased sound levels, installation of alternate interior finishes, etc.).
4. Poses a condition that reduces the effectiveness of public safety services of any kind (e.g., Conditions that result in reduced access to fire hydrants, sprinkler riser/pump rooms, Fire Department Connections, etc.)."

STANDBY PERSONNEL

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

(Reason: These Definitions have been carried over from the current adopted fire code. Language is specific to Fire Department and has been added to help understand terminology when addressing the Fire Code.)

Sec. 307.1.1 Prohibited Open Burning

Amend in its entirety to read:

Open burning is prohibited within the City limits.

Exception: BBQ pits and approved outdoor fireplaces.

(Reason: A current amendment that has been carried over. The Fire Department continues to see the need to restrict open burning in the City and to prevent property damage and loss of life when there are large populations and homes in close proximity to each other.)

Sec. 307.2 Permit Required

Omit in its entirety.

Sec. 307.2.1 Authorization

Omit in its entirety.

Sec. 307.3 Extinguishment Authority

Amend in its entirety to read:

Where open burning creates or adds to a hazardous situation, the fire code official is authorized to order the extinguishment of any open burning not deemed safe in the City.

Sec. 307.4 Location

Omit in its entirety.

Sec. 307.4.1 Bonfires

Omit in its entirety.

Sec. 307.4.2 Recreational Fires

Omit in its entirety.

Sec. 307.4.3 Portable Outdoor Fireplaces

Omit in its entirety.

(Reason: These exceptions are omitted due to the open burning amendment that conflicts with the exceptions.)

Sec. 308.1.4 Open-flame cooking devices

Amend in its entirety to read:

No person living within any multifamily housing such as an apartment, apartment condominium, hotel, motel, or any other multifamily type of occupancy shall construct, install, store, maintain or use any incinerator, barbecue pit, charcoal or propane grill or container of any kind for the purpose of igniting any combustible materials for whatever domestic purpose such as cooking or washing, within 10 feet of a combustible multifamily housing occupancy.

Exceptions:

1. Where buildings, balconies and decks are protected by an automatic sprinkler system.
2. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 ½ pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

(Reason: Decreases fire risk in multi-family dwellings, minimizes ignition sources, and clarifies allowable limits for 1 & 2 family dwellings, as well as allowing an expansion for sprinklered multi-family uses. This amendment adds clarification and defines the container size allowed for residences.)

Sec. 308.1.6.3 Sky Lanterns

Amend in its entirety to read:

Sky Lanterns, also known as Chinese lanterns, sky candles, or fire balloons, which are airborne lanterns constructed of combustible material and contain a candle or fuel cell that when lit, causes the device to go airborne and travel in the air, are prohibited within the City limits.

(Reason: Eliminates potential fire hazard presented by utilization of such devices and potential accidental release of such devices.)

Sec. 311.2.2 Fire Protection

Omit all 3 Exceptions in their entirety.

(Reason: This is ONLY the exclusion of the exceptions. All fire protection systems need to be maintained at all times in good working order to ensure the building and population remain safe, as well as allowing Fire Department early detection and notification in the event of a fire or other emergency.)

Add the following subsection:

Sec. 405.3.1 Fire Drills for E Occupancies

The Fire Chief may require a fire drill at any E Occupancy at any time. The operator of premises housing an E Occupancy shall conduct fire drills:

1. Without warning;
2. In a manner requiring:
 - a. all students to immediately leave the structure upon hearing the fire drill signal;
 - b. A roll call by classes outside the structure; and
 - c. Doors to be closed as each area is evacuated;
3. In a manner simulating fire condition;
4. In a manner prohibiting students from running or playing;
5. If approved, in a manner permitting security persons to remain inside the structure during drills;
6. Which include:
 - a. Complete checks of each section of the structure;
 - b. The use of varying evacuation routes;
 - c. Occasional simulation of blocked exits;
 - d. Provisions for calling the fire department; and
 - e. The use of varying drill times;
7. During weather which does not pose a health threat to students;
8. As an exercise in discipline and procedure, rather than speed; and
9. By pulling a manual pull station.

(Reason: Clarifies who may require a fire or evacuation drill, and also allows for consideration/protection of students/occupants who may be severely negatively impacted by the nature of a fire alarm notification during a practice drill.)

Sec. 501.4 Timing of Installation

Amend in its entirety to read:

When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

(Reason: Reflects current practice in the region relative to ensuring fire department and EMS access during construction, which can be a time of increased frequency for emergency incidents.)

Sec. 503.1.1 Buildings and Facilities

Add:

Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a 10 feet (3048 mm) wide unobstructed pathway around the external walls of the structure.

(Reason: Recognizes that the hose lay provision can only be measured along a pathway that is wide enough for fire fighter access.)

Sec. 503.2.1 Dimensions

Amend in its entirety to read:

Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315mm) exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13'-6" (4115mm).

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The Code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this allows for the passage of two fire apparatus during a fire or EMS emergency.)

Sec. 503.2.2 Authority

Amend in its entirety to read:

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

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The Code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this allows for the passage of two fire apparatus during a fire or EMS emergency.)

Sec. 503.2.3 Surface

Amend in its entirety to read:

Fire apparatus access roads shall be designed and maintained to support imposed loads of 85,000 Lbs. for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

(Reason: Addresses current size of fire trucks in use – figure derived from DOT requirements for waiver of vehicle exceeding such weight and from current maximum weights of fire trucks being purchased by jurisdictions in the Randolph Region.)

Sec. 503.3 Marking

Amend in its entirety to read:

Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high. Signs shall be painted on a white background with letters and borders in red, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

(Reason: Establishes a standard method of marking and reflects regional long-standing practices.)

Sec. 503.4 Obstruction of Fire Apparatus Access Roads

Amend in its entirety to read:

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

(Reason: As originally worded, the section implied that vehicles could be parked in the marked fire lane and not be in violation if the minimum width is still maintained. Current accepted enforcement practice is to require the entire marked fire lane to be maintained clear and unobstructed.)

Sec. 505.1 Address Identification

Amend in its entirety to read:

See City Ordinance 337-N-2019

Sec. 507.4 Water Supply Test Date and Information

Amend in its entirety to read:

The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 “Recommended Practice for Fire Flow Testing and Marking of Hydrants” and within one year of sprinkler plan submittal. The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official*, as required. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the *fire code official*. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

(Reason: Clarifies intent of the test to ensure contractor accounts for water supply

fluctuations.)

Sec. 507.5.4 Obstruction

Amend in its entirety to read:

Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

(Reason: Additional guidance based on legacy language to ensure these critical devices are available in an emergency incident.)

Add the following subsection:

Sec. 509.1.2 Sign Requirements

Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2 inches (50.8 mm) when located inside a building and 4 inches (101.6 mm) when located outside, or as approved by the *fire code official*. The letters shall be of a color that contrasts with the background.

(Reason: Provides direction as to appropriate sign criteria to ensure local and regional consistency.)

Add the following subsection:

Sec. 703.3 Identification of Protected Openings

Walls and partitions required to have protected openings (firewalls, fire barriers, fire partitions, smoke barriers, and smoke partitions) shall be permanently identified with signs or stenciling. Such identification shall be above any ceiling or other concealed space. Markings shall be red in color, with at least four (4) inch letters with one half (½) inch stroke width and shall be spaced so that no more than ten (10) feet is visible without a marking. Markings shall include the phrase, "Fire Barrier, Protect All Openings."

(Reason: Clears up language in the Code and helps reinforce the code amendment. Also provides clarification when inspecting businesses that allow smoking due to city ordinance; that is, the business must be a stand-alone or provide an approved separation.)

Add the following subsection:

901.4.7.1 Access

Add:

The fire riser room shall have an exterior door.

(Reason: The 2021 IFC has provisions to allow the fire riser door to be on the interior of the building. This amendment provides the Fire Department access to fire sprinkler equipment without entering a burning building.)

Add the following subsection:

Sec. 901.6.1.1 Standpipe Testing

Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is

required every 5 years:

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

(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)

Add the following subsection:

901.6.4 False Alarms and Nuisance Alarms

False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner. See Ordinance 532-B-2018 "Excessive number is 6 or more".

(Reason: Places the responsibility on the business or property owner to maintain their fire alarm systems in approved condition. Allows enforcement of "prohibition of false alarms". Replaces text lost from the legacy codes that helps to ensure the maintenance of life safety

systems.)

Sec. 901.7 Systems Out of Service

Amend in its entirety to read (keep Exception):

Where a required *fire protection system* is out of service, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved* fire watch shall be provided for all occupants left unprotected by the shutdown until the *fire protection system* has been returned to service.

A fire watch will be performed at all times that a system is taken out of service. Except for emergencies, the *fire code official* shall be given 72-hours notice before a system is voluntarily taken out of service. When, at the discretion of the Fire Chief or his designee, there is a life safety issue, uniformed employees of the Universal City Fire Department or other fire watch personnel as *approved* by the Fire Chief or his designee shall perform a fire watch. Fire watch personnel shall be provided with at least one approved means for notification to the fire department dispatch and their sole duty shall be to perform constant patrols and watch for safety hazards and occurrences of fire. The cost of the fire watch shall be at the current department overtime and shall be the sole responsibility of the owner/contractor to pay. The fire watch fee shall be paid before final approval is granted on system work.

(Reason: Gives fire code official more discretion with regards to enforcement of facilities experiencing nuisance alarms or fire protection system activations necessitating correction/repair/replacement. The intent of the amendment is to allow local jurisdictions to enforce fire watches, etc., where needed to ensure safety of occupants where fire protection systems are experiencing multiple nuisance activations.)

Sec. 903.1.1 Alternative Protection

Amend in its entirety to read:

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*.

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection. Most gaseous type systems are highly susceptible to open doors, ceiling or floor tile removal, etc. However, an applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths.)

Sec. 903.2 Where Required

Add the following and Omit the Exception:

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."

(Reason: Firefighter and public safety. Amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3005.4, such that passive fire barriers for these areas are maintained. The exception deletion is due to the fact that such telecom areas pose an

undue fire risk to the structural integrity of the building.)

Section 903.2.4 Group F-1

Amend in its entirety to read:

An automatic sprinkler system will be provided throughout all new buildings containing a Group F occupancy over 2,000 square feet. Fire Alarm also required meeting NFPA 72

Section 903.2.5 Group H

Amend in its entirety to read:

Automatic sprinkler systems shall be provided in all high-hazard occupancies over 2,000 square feet. Fire Alarm system also required meeting NFPA 72

Section 903.2.7 Piled High Storage Group M

Amend in its entirety to read:

Automatic sprinkler systems shall be provided throughout the buildings where the fire area containing a Group M occupancy exceeds 12,000 square feet (1115m²) or where more than two stories in height, or where the combined fire area exceeds 24,000 square feet (2230 m²). Fire Alarm system also required meeting NFPA 72

Sec. 903.2.8 Group R

Add:

Where guestrooms are not more than two stories above the lowest level of exit discharge and each guestroom has at least one door leading to an exterior exit access that leads directly to approved exits. (Ord 370-C-2-02 10/1/02)

Exception: Single family residential occupancies (one family per building) are not required to provide an automatic sprinkler system if the home has less than 4,400 total square feet. (Ord 370-G-03-2007 09/18/07)

Add the following subsection:

Sec. 903.2.8.1.1 Group R-3 or R-4 Congregate Residences

An automatic sprinkler system will be required throughout all Group R-3 and R-4 congregate living facilities. A fire alarm system meeting NFPA 72 will also be required.

(Reason: This amendment has been in place for several years and continues to be carried over. Amendment allows for multifamily living to be equipped with alarm and sprinkler to reduce loss of life and help ensure fire is notified and provided early detection of fires.)

Sec. 903.2.8.4 Care Facilities

Amend in its entirety to read:

All new care facilities in residential homes with 5 or fewer persons who are capable of self- preservation will now require a minimum fire sprinkler system (NFPA 13D). All new care facilities in residential homes with 5 or fewer persons who are not capable of self-preservation will be permitted to only have the minimum fire sprinkler system (NFPA 13D)

rather than the large commercial type fire sprinkler system (NFPA 13). Fire alarm system is also required meeting NFPA 72

(Reason: This amendment has been in place for several years and continues to be carried over. Amendment allows for in-home residential care facilities with 5 or fewer to use a less elaborate system helping minimize cost and ensure adequate life safety.)

Section 903.2.9 Group S-1 & Group S-2

Amend in its entirety to read:

Group S-1

An automatic sprinkler system shall be provided throughout all new buildings containing a Group S-1 occupancies over 2,000 square feet. Fire alarm system is also required meeting NFPA 72, No exceptions.

Group S-2

An automatic sprinkler system shall be provided throughout all new buildings containing a Group S-2 occupancies over 2,000 square feet. Fire alarm system is also required meeting NFPA 72, No exceptions.

Sec. 903.3.1.2.2 Corridors and Balconies

Amend in its entirety to read:

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

(Reason: Corridor protection is critical to the means of egress, and corridors are regularly utilized for miscellaneous storage, fixtures, artwork, food kiosks and beverage dispensers, and furnishings. Balcony protection is required due to issues with fire exposure via soffit vents and the potential for significant combustible loading.)

Add the following subsection:

Sec. 903.3.1.4 Freeze Protection

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

(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. Listed antifreeze is specifically included because NFPA currently allows such even though there is no currently listed antifreeze at the time of development of these amendments. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)

Add the following subsection:

Sec. 903.3.1.4.1 Attics

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

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

1. The attic sprinklers are supplied by a separate floor control valve assembly to

allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and

2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. Listed antifreeze is specifically included because NFPA currently allows such even though there is no currently listed antifreeze at the time of development of these amendments. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)

Sec. 903.4.2 Alarms

Add:

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.

(Reason: Fire department connections are not always located at the riser; this allows the Fire Department faster access and ease of recognition of the FDC location, especially at night.)

Add the following subsection:

Sec. 905.3.9 Building area

In buildings exceeding 10,000 square feet in area per story, Class 1 automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

(Reason: Allows for the rapid deployment of hose lines to the body of the fire in larger structures.)

Add the following subsection:

Sec. 906.5.1 Conspicuous Location in Group R Occupancies

In addition to other areas listed herein or in NFPA10, fire extinguishers in R occupancies may also be placed in any of the following locations to satisfy the requirements:

1. On a wall in the unit;
2. Inside a closet, cabinet or pantry as long as the door has a label indicating that there is a fire extinguisher inside;
3. Inside a mechanical closet as long as the door has a label indicating that there is a fire extinguisher inside; or
4. Inside storage closets as long as the door has a label indicating that there is a fire extinguisher inside and there is no locking device on the door that requires a key or combination to open it.

(Reason: Clears up the fire code language and gives options to multifamily building owners and allows secondary location for fire extinguishers.)

Sec. 907.2 Where Required – New Buildings and Structures

Amend first paragraph to read:

An *approved*, monitored Fire alarm system will be required in all Commercial Structures – no exceptions.

Omit Exception(s) in the following subsections:

Section 907.2
Section 907.2.1
Section 907.2.2
Section 907.2.3
Section 907.2.4
Section 907.2.6
Section 907.2.6.1
Section 907.2.6.2
Section 907.2.6.3.3
Section 907.2.7
Section 907.2.8
Section 907.2.8.2
Section 907.2.9.1
Section 907.2.12

(Reason: This amendment has been in place for several years and continues to be carried over. Amendment allows for early detection of fire to minimize property damage and loss of life.)

Add the following subsection:

Sec. 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.

(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations. Also consistent with NFPA 14 criteria.)

Sec. 913.2.1 Protection of Fire Pump Rooms

Add as second paragraph and Exception:

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

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

(Reason: Allows fire fighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes this will not always be a feasible design scenario for some buildings, and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)

Sec. 1032.2 Reliability

Amend in its entirety to read:

Required *exit accesses, exits* and *exit discharges* shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. An *exit* or *exit passageway* shall not be used for any purpose that interferes with a means of egress.

(Reason: Long-standing regional practice, maintains legacy level of protection, and provides for firefighter safety.)

Sec. 3103.3.1 Special Amusement Area

Omit in its entirety.

(Reason: This section requires a fire sprinkler system to be installed in temporary tents and membrane structures, which is not a reasonable or enforceable requirement for a temporary use. A fire watch or fire alarm system is a more advisable approach for such occupancies that are only temporary in nature.)

Sec. 3311.1 Required Access

Amend in its entirety to read:

Approved vehicle access for firefighting and emergency response shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 50 feet (15 240 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. When fire apparatus access roads are required to be installed for any structure or development, access shall be approved prior to the time which construction has progressed beyond completion of the foundation of any structure. Whenever the connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign.

(Reason: Improves access to the FDC where required, as well as coordinates with the timing of installation amendment from Section 501.4.)

Sec. 5608.1 General

Amend in its entirety to read:

The possession, manufacture, storage, sale, transporting, handling and use of fireworks are prohibited in the city limits – no exceptions. Where there is a conflict between the codes the more stringent code will be used.

(Reason: This amendment has been in place and is being carried over since it is consistent with regional practices. Amendment is intended to help protect property owners and individuals from unintentional fireworks fires within the jurisdiction, as well as to help protect individuals from fireworks injuries. It is noted that there has been a change in the State Law to allow possession of unopened fireworks in certain areas of the vehicle, and it is highly recommended that AHJ's familiarize themselves with the applicable State Laws in this regard.)

Sec. 6107.4 Protecting Containers from Vehicles

Amend in its entirety to read:

Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with Section 312.

(Reason: NFPA 58 does not provide substantial physical protection [it allows raised sidewalks, fencing, ditches, parking bumpers as ‘vehicle barrier protection’] of the container(s) from vehicular impact as is required and has been required historically, as per Section 312, i.e., bollard protection. Further, the exception to Section 6109.13 would allow for portable containers in ventilated metal cabinets to not require any physical protection whatsoever from vehicular impact, regardless of the location of the containers. Note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

Sec. 6109.13 Protection of Containers

Amend in its entirety, including the Exception, to read:

LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.

(Reason: NFPA 58 does not provide substantial physical protection [it allows raised sidewalks, fencing, ditches, parking bumpers as ‘vehicle barrier protection’] of the container(s) from vehicular impact as is required and has been required historically, as per Section 312, i.e., bollard protection. Further, the exception to Section 6109.13 would allow for portable containers in ventilated metal cabinets to not require any physical protection whatsoever from vehicular impact, regardless of the location of the containers. Note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

Sec. D102.1 Access and Loading

Amend in its entirety to read:

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 85,000 pounds (38 556 kg).

(Reason: To address the current size of fire trucks in use – figure derived from DOT requirements for waiver of vehicle exceeding such weight and from current maximum weights of fire trucks being purchased by jurisdictions in the Randolph Region.)

Sec. D103.4 Dead Ends

Amend Table D103.4 in its entirety to read:

**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

LENGTH	WIDTH	TURNAROUNDS REQUIRED

(feet)	(feet)	
0–150	24	None required
151–500	24	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

(Reason: Reflects current increased apparatus access roadway widths as indicated in the recommended amendment to 503.2.1.)

Sec. D103.5 Fire Apparatus Access Road Gates

Amend Item 1. in its entirety to read:

1. Where a single gate is provided, the gate width shall be not less than 24 feet (7315.2 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).

(Reason: Reflects current increased apparatus access roadway widths as indicated in the recommended amendment to 503.2.1.)

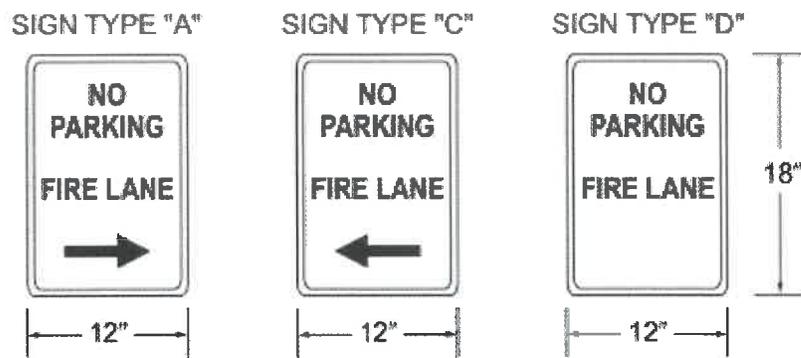
Sec. D103.6 Signs Marking

Amend in its entirety to read:

Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high (See Figure D103.6). Signs shall have red letters on a white reflective background, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.



(Reason: Reflects current increased apparatus access roadway widths as indicated in the recommended amendment to 503.2.1.)

**FIGURE D103.6
FIRE LANE SIGNS**

Sec. D103.6.1 Roads 20 to 26 Feet in Width

Omit in its entirety.

Sec. D103.6.2 Roads More Than 26 Feet in Width

Omit in its entirety.

(Reason: Reflects current markings for apparatus access roadways as indicated in the recommended amendment to 503.3 and D103.6, which requires the signage on both sides of the fire apparatus access roads, regardless of width.)

Sec. D104.3 Remoteness

Amend in its entirety to read:

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses, or as *approved by the fire code official*.

(Reason: To provide some additional flexibility to the fire code official on the location of the two fire apparatus access roads.)

Sec. D105.3 Proximity to Building

Amend in its entirety to read:

Unless otherwise approved by the fire code official, one or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved by the fire code official*.

(Reason: To provide some additional flexibility to the fire code official on the location of the two fire apparatus access roads.)

Sec. D106.3 Remoteness

Amend in its entirety to read:

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as *approved* by the *fire code official*.

(Reason: To provide some additional flexibility to the fire code official on the location of the two fire apparatus access roads.)

Sec. D107.2 Remoteness

Amend in its entirety to read:

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as *approved* by the *fire code official*.

(Reason: To provide some additional flexibility to the fire code official on the location of the two fire apparatus access roads.)

(b) AMENDMENTS TO THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE 101 ARE AS FOLLOWS:

Sec. 24.3.5.1

Add:

Exception: One-family dwellings do not have to have an automatic sprinkler system unless the total square feet is 4,400 or more. (Ord-G-03-2007 09/18/07)

Sec. 30.1.1.1

Add:

All new apartment buildings shall be protected by automatic sprinkler systems – no exceptions. All new apartment buildings will be required to have a fire alarm system in accordance with Section 9.6. – no exceptions.

Reason: This is a current amendment that has been in place due to large loss of life in multifamily residential without fire alarm systems. Helps minimize cost and ensure adequate life safety.)

Section 2. The City of Universal City Code of Ordinances shall be amended accordingly.

Section 3. Violation. A violation of Chapter 4-6 of the Code of Ordinances after the Effective Date of this Ordinance shall be a misdemeanor and shall, upon conviction, be fined an amount not to exceed the following: (A) \$2,000 for violations of the Plumbing Code, Fire Code, and Fire Code Standards; and \$500.00 for all other violations, according to Sec. 1-1-6 of the City’s Code of Ordinances, as amended.

Section 4. Cumulative. This Ordinance shall be cumulative of all other ordinances of the City of Universal City, and this Ordinance shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, are hereby repealed.

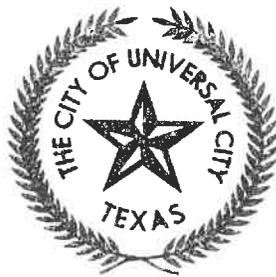
Section 5. Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Open Meeting. It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code Chapter 551, as amended.

Section 7. Effective Date. This Ordinance will take effect in accordance with the provisions of Section 3.11 of the City Charter.

PASSED on first reading 03 May 2022.

PASSED AND ADOPTED the 17th day of May, 2022.





John Williams, Mayor

Attest:

Approved as to form:



Kristin Mueller, City Clerk



Megan R. Santee, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, P.C.