AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, REPEALING ORDINANCE NO. 17-11-78; AMENDING THE FRISCO CODE OF ORDINANCES, ORDINANCE NO. 06-03-31, AS AMENDED, PART II, CHAPTER 18 (BUILDINGS AND BUILDING REGULATIONS), ARTICLE IV (TECHNICAL CODES), DIVISION 6 (BUILDING CODE); ADOPTING THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, SAVE AND EXCEPT THE DELETIONS AND ADDITIONS SET FORTH HEREIN; REGULATING THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, REMOVAL, AND DEMOLITION OF EVERY BUILDING OR STRUCTURE OR ANY APPURTENANCES CONNECTED OR ATTACHED TO SUCH BUILDINGS OR STRUCTURES IN THE CITY OF FRISCO, TEXAS; PROVIDING FOR A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") has investigated and determined that it would be advantageous, beneficial and in the best interest of the citizens of the City of Frisco, Texas ("Frisco") to amend the Frisco Code of Ordinances, Ordinance No. 06-03-31, as amended ("Code of Ordinances"), Part II, Chapter 18 (Buildings and Building Regulations), Article IV (Technical Codes), Division 6 (Building Code), by adopting the 2018 Edition of the International Building Code, save and except the deletions and additions set forth below; and

WHEREAS, the City Council has investigated and determined that in order to most effectively make the deletions and additions necessary to the Frisco Code of Ordinances, Part II, Chapter 18 (Buildings and Building Regulations), Article IV (Technical Codes), Division 6 (Building Code), it is in the best interest of the citizens of Frisco to repeal, in their entirety, Ordinance Nos. 17-11-78, and replace with this Ordinance, adopting the 2018 Edition of the International Building Code, save and except the deletions and additions set forth below.

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

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Repeal of Ordinance Nos. 17-11-78. Ordinance Nos. 17-11-78 is hereby repealed, in its entirety, and replaced by this Ordinance. The effective date of the repeal discussed in this Section shall not occur until the effective date of this Ordinance at which time Ordinance Nos. 17-11-78 shall be repealed. Such repeal shall not abate any pending prosecution and/or
lawsuit or prevent any prosecution and/or lawsuit from being commenced for any violation of Ordinance Nos. 17-11-78 occurring before the effective date of this Ordinance.

SECTION 3: Amendment to the Frisco Code of Ordinances, Part II, Chapter 18 (Buildings and Building Regulations), Article IV (Technical Codes), Division 6 (Building Code). The Frisco Code of Ordinances, Part II, Chapter 18 (Buildings and Building Regulations), Article IV (Technical Codes), Division 6 (Building Code) is hereby amended for the sole purpose of adopting new building code regulations as set forth in the 2018 Edition of the International Building Code, copyrighted by the International Code Council, Inc., save and except the deletions and additions set forth in Exhibit A, attached hereto and incorporated herein for all purposes, regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures within buildings located within Frisco (“2018 International Building Code”). The 2018 International Building Code is made a part of this Ordinance as if fully set forth herein. Three (3) copies of the 2018 International Building Code are on file in the office of the City Secretary of Frisco, being marked and designated as the 2018 International Building Code. The deletions and additions set forth in Exhibit A also are located on Frisco’s website under Development Services.

SECTION 4: Savings/Repealing. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 5: Penalty. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined a sum not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00), and each and every day that such violation continues shall be considered a separate offense; provided, however, that such penal provision shall not preclude a suit to enjoin such violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional and/or invalid.

SECTION 7: Effective Date. This Ordinance shall become effective upon its passage and publication as required by the City Charter and by law.

[The remainder of this page intentionally left blank.]
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
FRISCO, TEXAS, on this 19th day of November, 2019.

ATTESTED AND CORRECTLY RECORDED:

Kristi Morrow, City Secretary

APPROVED AS TO FORM:

Abernathy, Roeder, Boyd & Hullett, P.C.
Ryan D. Pittman, City Attorneys

Dates of Publication: November 22 and November 29, 2019, Frisco Enterprise
Exhibit A
CITY OF FRISCO DELETIONS/ADDITIONS
2018 INTERNATIONAL BUILDING CODE

The following deletions and additions to the 2018 International Building Code are hereby approved and adopted (deletions are evidenced by strikethrough and additions are evidenced by underline):

Chapter 1. Scope and Administration of the 2018 International Building Code is amended as follows:

Section 102 Applicability of the 2018 International Building Code is amended as follows:

102.4 Referenced codes and standards. The codes and standards referenced in this code, when specifically adopted, shall be considered to be part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well.

Section 105 Permits of the 2018 International Building Code is amended as follows:

105.2 Work exempt from permit. [Paragraph remains unchanged.]

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m²).
2. Fences not over 7 feet (2134 mm) high.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

Section 108 Temporary Structures and Uses of the 2018 International Building Code is amended as follows:

108.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is

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1 Unless otherwise expressly provided herein, all phrases, words and terms used herein shall have the same meaning ascribed to the same in the 2018 International Building Code (regardless of whether such phrases, words and terms are italicized herein).
2 Other italicized and bold notations are provided throughout for informational purposes only. By way of example only, “[Paragraph remains unchanged.]”.

authorized to grant extensions for demonstrated cause. Such permits shall be issued
upon compliance with the requirements of Section 3103 as adopted and amended
and other Ordinances applicable to temporary structures or temporary uses.

Section 109 Fees of the 2018 International Building Code is amended as follows:

109.2 Schedule of permit fees Permit, Inspection and Miscellaneous
Consolidated Fee Schedule. On buildings, structures, electrical, gas, mechanical,
and plumbing systems or alterations requiring a permit, a fee for each permit shall
be paid as required, in accordance with the schedule as established by the applicable
governing authority. The following Permit, Inspection and Miscellaneous
Consolidated Fee Schedule shall apply to the construction, alteration, movement,
enlargement, replacement, repair, equipment, use and occupancy, location,
removal, and demolition of every building or structure and appurtenances
connected or attached to such buildings or structures within Frisco:

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]
### Commercial Building Permit Fees

<table>
<thead>
<tr>
<th>TABLE 1-A*</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1 to $500.00</td>
<td>$2.50</td>
</tr>
<tr>
<td>$500.01 to $2,000.00</td>
<td>$2.50 for the first $500 plus $0.50 for each additional $1,000, or fraction thereof, and including $1,000.</td>
</tr>
<tr>
<td>$2,001 to $25,000.00</td>
<td>$69.25 for the first $2,000 plus $14.00 for each additional $1,000, or fraction thereof, and including $25,000.</td>
</tr>
<tr>
<td>$25,001 to $50,000.00</td>
<td>$91.25 for the first $25,000 plus $10.10 for each additional $1,000, or fraction thereof, and including $50,000.</td>
</tr>
<tr>
<td>$50,001 to $100,000.00</td>
<td>$64.00 for the first $50,000 plus $7.00 for each additional $1,000, or fraction thereof, and including $100,000.</td>
</tr>
<tr>
<td>$100,001 to $500,000.00</td>
<td>$99.50 for the first $100,000 plus $5.00 for each additional $1,000, or fraction thereof, and including $500,000.</td>
</tr>
<tr>
<td>$500,001 to $1,000,000.00</td>
<td>$52.50 for the first $500,000 plus $4.75 for each additional $1,000, or fraction thereof, and including $1,000,000.</td>
</tr>
<tr>
<td>$1,000,001 and above</td>
<td>$5,100 for the first $1,000,000 plus $4.15 for each additional $1,000 or fraction thereof.</td>
</tr>
</tbody>
</table>

- Inspection outside of normal business hours: $150.00
- Reinspection Fee (Commercial): $35.00

### Residential Building Permit Fees

#### New Construction / Addition / Alteration / Outdoor Improvement Tables

<table>
<thead>
<tr>
<th>New Construction and Addition - Square feet are measured as gross.</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 1999 Square Feet</td>
<td>$150 for the first 300 SQFT plus $0.50 for each additional 1 SQFT, or fraction thereof, and including 1999 SQFT.</td>
</tr>
<tr>
<td>2000 to 2499 Square Feet</td>
<td>$1000 for the first 2000 SQFT plus $3.37 for each additional 1 SQFT, or fraction thereof, and including 2499 SQFT.</td>
</tr>
<tr>
<td>2500 to 2999 Square Feet</td>
<td>$1,185 for the first 2500 SQFT plus $0.35 for each additional 1 SQFT, or fraction thereof, and including 2999 SQFT.</td>
</tr>
<tr>
<td>3000 to 3499 Square Feet</td>
<td>$1,360 for the first 3000 SQFT plus $0.34 for each additional 1 SQFT, or fraction thereof, and including 3499 SQFT.</td>
</tr>
<tr>
<td>3500 to 3999 Square Feet</td>
<td>$1,530 for the first 3500 SQFT plus $0.33 for each additional 1 SQFT, or fraction thereof, and including 3999 SQFT.</td>
</tr>
<tr>
<td>4000 to 4499 Square Feet</td>
<td>$1,695 for the first 4000 SQFT plus $0.32 for each additional 1 SQFT, or fraction thereof, and including 4499 SQFT.</td>
</tr>
<tr>
<td>4500 to 4999 Square Feet</td>
<td>$1,860 for the first 4500 SQFT plus $0.31 for each additional 1 SQFT, or fraction thereof, and including 4999 SQFT.</td>
</tr>
<tr>
<td>5000 to 5499 Square Feet</td>
<td>$2,025 for the first 5000 SQFT plus $0.30 for each additional 1 SQFT, or fraction thereof, and including 5499 SQFT.</td>
</tr>
<tr>
<td>5500 to 5999 Square Feet</td>
<td>$2,190 for the first 5500 SQFT plus $0.29 for each additional 1 SQFT, or fraction thereof, and including 5999 SQFT.</td>
</tr>
<tr>
<td>6000 to 6499 Square Feet</td>
<td>$2,355 for the first 6000 SQFT plus $0.28 for each additional 1 SQFT, or fraction thereof, and including 6499 SQFT.</td>
</tr>
<tr>
<td>6500 to 6999 Square Feet</td>
<td>$2,520 for the first 6500 SQFT plus $0.27 for each additional 1 SQFT, or fraction thereof, and including 6999 SQFT.</td>
</tr>
<tr>
<td>7000 and above</td>
<td>$2,685 for the first 7000 SQFT plus $0.26 for each additional 1 SQFT or fraction thereof.</td>
</tr>
</tbody>
</table>

- Inspection outside of normal business hours: $150.00
- Reinspection Fee (Residential): $30.00

#### Alterations

<table>
<thead>
<tr>
<th>Alterations</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Alterations</td>
<td>$75 plus $0.45 for each 1 SQFT gross area, or fraction thereof, to a maximum of $550</td>
</tr>
<tr>
<td>Foundation Repair</td>
<td>$75 plus $25 for each additional element to a maximum of $250</td>
</tr>
<tr>
<td>Storm Shelter</td>
<td>$75</td>
</tr>
<tr>
<td>Alteration of Structural Exterior Veneer</td>
<td>$75</td>
</tr>
<tr>
<td>Exterior Veneer</td>
<td>$50</td>
</tr>
</tbody>
</table>

#### Outdoor Improvements

<table>
<thead>
<tr>
<th>Outdoor Improvements</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patio Cover</td>
<td>$75 plus $0.59 for each 1 SQFT gross area, or fraction thereof, to a maximum of $550</td>
</tr>
<tr>
<td>Arbor</td>
<td>$75 plus $0.59 for each 1 SQFT gross area, or fraction thereof, to a maximum of $550</td>
</tr>
<tr>
<td>Deck</td>
<td>$75 plus $0.59 for each 1 SQFT gross area, or fraction thereof, to a maximum of $550</td>
</tr>
<tr>
<td>Conventionally Framed Shed</td>
<td>$75 plus $0.59 for each 1 SQFT gross area, or fraction thereof, to a maximum of $550</td>
</tr>
<tr>
<td>Outdoor Amenity</td>
<td>$75 plus $25 for each additional element to a maximum of $250</td>
</tr>
</tbody>
</table>

- Concrete Driveway / Pad | $75 |
- Structural Landscape Features | $50 |
- Modular Shed | $50 |
- Solar Installations | $75 |
## Miscellaneous

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate of Occupancy (Change of business name, ownership or use)</td>
<td>$100.00</td>
</tr>
<tr>
<td>Certificate of Occupancy (Non-Conforming Use)</td>
<td>$25.00</td>
</tr>
<tr>
<td>Demolition Permit</td>
<td>$50.00</td>
</tr>
<tr>
<td>Reroof Permit</td>
<td>$150.00</td>
</tr>
<tr>
<td>Fences, Retaining Walls, Screening Walls</td>
<td>$20.00</td>
</tr>
<tr>
<td>Duplicate Permit Placard and Reports</td>
<td>$10.00</td>
</tr>
<tr>
<td>Structure Move Permit</td>
<td>$50.00</td>
</tr>
<tr>
<td>Temporary Building Permit</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

## Swimming Pool

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spa Permit</td>
<td>$75.00</td>
</tr>
<tr>
<td>Swimming Pool (Above Ground)</td>
<td>$100.00</td>
</tr>
<tr>
<td>Swimming Pool (Below Ground)</td>
<td>$200.00</td>
</tr>
<tr>
<td>Swimming Pool (Below Ground w/ spa)</td>
<td>$275.00</td>
</tr>
</tbody>
</table>

## Building Permit Fees (Elec)

For issuance of each permit: $30.00

For issuance of each supplemental permit: $10.00

All inclusive Residential permit by permit Square Footage: $0.05/gsf

All inclusive Commercial permit by permit Square Footage: $0.04/gsf

Building Meter Release (Elec): $45.00

Each Residential Appliance: $4.75

Each Commercial Appliance: $4.75

Each Temporary Services: $23.50

Each Misc Apparatus: $18.20

## Motors (Horsepower) ea.

<table>
<thead>
<tr>
<th>Horsepower</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 1</td>
<td>$4.75</td>
</tr>
<tr>
<td>1, not over 10</td>
<td>$12.30</td>
</tr>
<tr>
<td>10, not over 50</td>
<td>$24.60</td>
</tr>
<tr>
<td>50, not over 100</td>
<td>$49.50</td>
</tr>
<tr>
<td>over 100</td>
<td>$74.50</td>
</tr>
</tbody>
</table>

## Service Installation Replacement (Amps) ea.

<table>
<thead>
<tr>
<th>Amps</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 200</td>
<td>$65.00</td>
</tr>
<tr>
<td>200, up to 1000</td>
<td>$85.00</td>
</tr>
<tr>
<td>Over 1000</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

## Mechanical Permit Fees

For issuance of each permit: $30.00

For new finish-out/alterations: $0.05/gsf

For issuance of each supplemental permit: $10.00

## Furnaces

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Installation or relocation of each forced air unit up to and including 100,000 Btu/h</td>
<td>$13.25</td>
</tr>
<tr>
<td>Installation or relocation of each forced air unit over 100,000 Btu/h</td>
<td>$16.25</td>
</tr>
<tr>
<td>Installation or relocation of each floor furnace</td>
<td>$13.25</td>
</tr>
<tr>
<td>Installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater S 1 3.25</td>
<td>$13.25</td>
</tr>
</tbody>
</table>

## Appliance Vents

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Installation, relocation or replacement of each vent</td>
<td>$7.00</td>
</tr>
</tbody>
</table>

## Repairs or Additions

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair of, Alteration of or Addition of each heating or cooling appliance</td>
<td>$12.25</td>
</tr>
</tbody>
</table>

## Boiler, Compressor and Absorption Systems

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Installation or relocation of each boiler or compressor to including 3 horsepower or up to and including 100,000 Btu/h</td>
<td>$13.25</td>
</tr>
<tr>
<td>Installation or relocation of each boiler or compressor to including 3 - 15 horsepower or up to and including 100,000 - 500,000 Btu/h</td>
<td>$24.25</td>
</tr>
</tbody>
</table>
109.2.1 Plan review fees. Plan review fees shall be required when, in the judgment of the building official, submitted documents require special review by a third party Plan Review Service. The plan review fee shall be sixty-five percent (65%) of the building permit fee.

Additional plan review required by changes, additions, or revisions to approved plans will be assessed a plan review fee at the rate of fifty dollars ($50.00) per hour with a minimum charge of one (1) hour.
109.6 Refunds. The building official is authorized to establish a refund policy. may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding not more that eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize the refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official may not authorize the refunding of any fee paid except upon written request filed by the original permittee not later than 180 days after the date of the fee payment.

Section 110 Inspections of the 2018 International Building Code is amended as follows:

110.3.5 Lath and gypsum board inspection. [Paragraph remains unchanged.]

Exception: [ Entire exception deleted.]

Chapter 2. Definitions of the 2018 International Building Code is amended as follows:

Section 202 Definitions of the 2018 International Building Code is amended as follows:

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

Dialysis centers
Sedation dentistry
Surgery centers
Colonic centers
Psychiatric centers

Assisted Living Facilities. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.
**High-Rise Building.** A building with an occupied floor located more than 75 55 feet (22 860 16 764 mm) above the lowest level of fire department vehicle access.

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

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

**Chapter 3 Use and Occupancy Classification** of the 2018 International Building Code is amended as follows:

**Section 304 Business Group B** of the 2018 International Building Code is amended as follows:

304.1 Business Group B. *Paragraph remains unchanged.*

Fire stations
Police stations with detention facilities for 5 or less

**Section 311 Storage Group S** of the 2018 International Building Code is amended as follows:

311.2 Moderate-hazard storage, Group S-1. *Paragraph remains unchanged.*

Self-service storage facility

**Chapter 4. Special Detailed Requirements Based on Use and Occupancy** of the 2018 International Building Code is amended as follows:

**Section 403 High-Rise Buildings** of the 2018 International Building Code is amended as follows:

403.1 Applicability. *Paragraph remains unchanged.*

**Exception:** The provisions of Sections 403.2 through 403.6 shall not apply to the following buildings and structures:

3. The open air portions of a buildings containing a Group A-5 occupancy in accordance with Section 303.6.
403.3 Automatic sprinkler system.  [Paragraph remains unchanged.]

Exception: An automatic sprinkler system shall not be required in spaces or areas of:

2. Telecommunications equipment buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic fire detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

403.3.2 Water supply to required fire pumps. In buildings that are more than 420 feet (128 m) 120 feet (36.5 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

403.4.7 Smoke Removal.  [Paragraph remains unchanged.]

Exception: [Exception #2 is deleted.]

2. Windows shall be permitted to be fixed provided that glazing can be cleared by fire fighters.

403.5.4 Smokeproof enclosures. Every required interior exit stairway serving floors more than 75–55 feet (22–860–16,764 mm) above the lowest level of fire department vehicle access shall be a smokeproof enclosure in accordance with Sections 909.20 and 1023.11.

Section 406 Motor-Vehicle-Related Occupancies of the 2018 International Building Code is amended as follows:

406.3.2.1 Dwelling unit separation. The private garage shall be separated from the dwelling unit and its attic area by means of gypsum board, not less than ½–5/8 inch (12.7–15.9 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9 mm) Type X gypsum board or equivalent and ½–5/8-inch (12.7–15.9 mm) gypsum board applied to structures supporting the separation from habitable rooms above the garage. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) in thickness, or doors in
compliance with Section 716.2.2.1 with a fire protection rating of not less than 20 minutes. Doors shall be tight fitting, self-closing and self-latching.

406.8 Repair garages. Repair garages shall be constructed in accordance with the International Fire Code and Sections 406.2 and 406.8. This occupancy shall not include motor fuel-dispensing facilities, as regulated in Section 406.7. This occupancy shall include garages involved in servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such non-major repair. When the repair garage is only involved in such minor repair and not involved in combustible or flammable liquids, it need not comply with Section 406.2

Section 429 Commercial Flex Space of the 2018 International Building Code is added as follows:

429.1 General. In addition to other applicable requirements in this code, Commercial Flex Space shall be constructed in accordance with the minimum design requirements as found in this section and as adopted by the Form Based Code Manual.

429.1.1 Construction type, building systems and exits. Portions of buildings required to be adaptable to commercial flex space shall be horizontally separated from other portions of the buildings by a concrete podium of Type I-A construction. Supporting columns and walls shall be located so as to create large open floor areas to accommodate commercial use spaces of 1,700 square feet and greater with minimal impact on future design. All building systems supporting floors above shall be accommodated in structural column chases or exterior walls and shall not create impediments to required open floor spaces. Exit and exit access shall be provided for in original design to accommodate commercial occupancies.

429.1.2 Approval of means and methods. A plan demonstrating adaptability must be provided at time of site plan submittal and approved by the Building Official.

Chapter 5. General Building Heights and Areas of the 2018 International Building Code is amended as follows:

Section 502 Building Address of the 2018 International Building Code is amended as follows:

502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address
numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of ¼ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained. Approved numerals of a minimum 6-inch height and of a color contrasting with the background designating the address shall be placed on all new and existing buildings or structures in a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways/access. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where buildings do not immediately front a street, approved 6-inch height building numerals or addresses and 3-inch height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum 20 inch by 30-inch background on border. Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width for 6-inch-high letters shall be 1.0 inch and the minimum stroke width for 3-inch-high letters shall be 0.5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Section 504 Building height and number of stories of the 2018 International Building Code is amended as follows:

### TABLE 504.4
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

<table>
<thead>
<tr>
<th>OCCUPANCY CLASSIFICATION</th>
<th>SEE FOOTNOTES</th>
<th>TYPE I</th>
<th>TYPE II</th>
<th>TYPE III</th>
<th>TYPE IV</th>
<th>TYPE V</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1 h</td>
<td></td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>HT</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td>NS c</td>
<td>B</td>
<td>B</td>
<td>B</td>
<td>NP</td>
<td>B</td>
</tr>
<tr>
<td></td>
<td>S13R</td>
<td>11</td>
<td>4</td>
<td>4</td>
<td>4-NP</td>
<td>4-NP</td>
</tr>
<tr>
<td></td>
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<td>12</td>
<td>5</td>
<td>5</td>
<td>5-NP</td>
<td>5-NP</td>
</tr>
</tbody>
</table>

### TABLE 506.2
ALLOWABLE AREA FACTOR IN SQUARE FEET

<table>
<thead>
<tr>
<th>OCCUPANCY CLASSIFICATION</th>
<th>SEE FOOTNOTES</th>
<th>TYPE I</th>
<th>TYPE II</th>
<th>TYPE III</th>
<th>TYPE IV</th>
<th>TYPE V</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1 h</td>
<td></td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>HT</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td>NS d</td>
<td>B</td>
<td>B</td>
<td>B</td>
<td>24,000</td>
<td>24,000</td>
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<tr>
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<td>UL</td>
<td>72,000</td>
<td>48,000</td>
<td>48,000</td>
</tr>
</tbody>
</table>
Section 506 Building Area of the 2018 International Building Code is amended as follows:

506.3.1 Minimum percentage of perimeter. To qualify for an area factor increase based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or open space. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane. In order to be considered accessible, if not in direct contact with a street or fire lane, a minimum 10 feet (3048 mm) wide paved pathway or other all-weather drivable surface from the street or approved fire lane must be provided.

Section 508 Mixed Use and Occupancy of the 2018 International Building Code is amended as follows:

508.1 General. Each portion of a building shall be individually classified in accordance with Section 302.1 Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Sections 508.2, 508.3 or 508.4, or a combination of these sections. At a minimum, each tenant space within any multi-tenant building shall be separated by a one-hour fire partition complying with Section 708 regardless of occupancy type.

Section 510 Special Provision of the 2018 International Building Code is amended as follows:

510.2.1 Commercial Flex Space Buildings required to be adaptable to Commercial Flex Space in accordance with the Form Based Codes Manual shall comply with the requirements of Section 427.

Chapter 7. Fire and Smoke Protection Features of the 2018 International Building Code is amended as follows:

Section 708 Fire Partitions of the 2018 International Building Code is amended as follows:

708.3 Fire-resistance rating. [Paragraph remains unchanged.]

Exceptions:

2. Dwelling unit and sleeping unit separations in buildings of Types IIIB, IIIIB and VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

708.4 Continuity. [Paragraph remains unchanged.]

Exceptions:
4. The fire partition separating tenant spaces in a covered or open mall building complying with Section 402.4.2.1 shall not be required to extend above the underside of a ceiling. Such ceiling shall not be required to be part of a fire-resistance-rated assembly, and the attic or space above the ceiling at tenant separation walls shall not be required to be subdivided by fire partitions.

708.4.2 Fireblocks and draftstops in combustible construction. [Body of text unchanged]

Exceptions:

1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping. [Remainder unchanged]

717.5.4 Fire partitions. [Paragraph remains unchanged.]

5. Tenant partitions of Type I and II buildings equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1 and the penetrations of ducts and transfer air openings are part of a common supply and return HVAC system to the building. This exception shall only apply to fire partitions required as minimum protection prescribed by Section 508.1 as amended.

718.3 Draftstopping in floors. [Body of text unchanged]

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the floor space;

718.4 Draftstopping in attics. [Body of text unchanged]

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the floor space;

Chapter 9: Fire Protection Systems of the 2018 International Building Code is amended as follows:
Section 903 Automatic Sprinkler Systems of the 2018 International Building Code is amended as follows:

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted instead of in addition to automatic sprinkler protection where recognized by the applicable standard and/or approved by the fire code official.

903.1.2 Residential systems. Unless specifically allowed by this code, residential sprinkler systems installed in accordance with NFPA 13D and NFPA 13R shall not be recognized for the purposes of exceptions or reductions, commonly referred to as “trade-offs”, permitted by other requirements of this code or other codes.

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Buildings on the same lot shall adhere to the combined aggregate sum of the total square feet. Separation on the same lot does not qualify as separate square footage.

Automatic sprinklers shall not be installed in elevator machine rooms and elevator machine spaces and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Automatic sprinklers shall be installed in elevator hoistways where combustible materials are present or the elevator shaft is constructed of combustible construction. 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.”

903.2.1 Group A. An automatic sprinkler system in accordance with Section 903.3.1 shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section.

903.2.1.1 Group A-1. [Paragraph remains unchanged.]

1. The fire area exceeds 4,200 square feet (5,000 square feet (464.5 m2) or is greater than two stories in height;

903.2.1.2 Group A-2. [Paragraph remains unchanged.]

1. The fire area exceeds 5,000 square feet (464.5 m2), 5,000 square feet (464.5 m2), or is greater than one story in height;

903.2.1.3 Group A-3. [Paragraph remains unchanged.]
1. The fire area exceeds 12,000 square feet (1115 m²) or 5,000 square feet (464.5 m²) or is greater than two stories in height;

903.2.1.4 Group A-4. [Paragraph remains unchanged.]

1. The fire area exceeds 12,000 square feet (1115 m²) or 5,000 square feet (464.5 m²) or is greater than two stories in height.

903.2.3 Group E. An automatic sprinkler system shall be provided throughout entire buildings containing a for Group E fire area occupancies as follows.

1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m²) in area:

2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: [Exception deleted.]

903.2.4 Group F-1. An automatic sprinkler system in accordance with Section 903.3.1 shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists: the fire area exceeds 5,000 square feet (464.5m²).

1. A Group F-1 fire area exceeds 12,000 square feet (1115 m²).

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

3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232m²).

903.2.6 Group I. An automatic sprinkler system in accordance with Section 903.3.1.1 shall be provided throughout buildings with a Group I fire area.

Exceptions: [Exceptions deleted.]

903.2.7 Group M. An automatic sprinkler system in accordance with Section 903.3.1.1 shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists: where the Group M fire area exceeds 5,000 square feet (465 m²). A Group M
Occupancy used for the display and sale of upholstered furniture must have an automatic sprinkler system installed regardless of square footage.

1. A Group M fire area exceeds 12,000 square feet (1115 m²).

2. A Group M fire area is located more than three stories above grade plane.

3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

4. A Group M occupancy is used for the display and sale of upholstered furniture exceeds 5,000 square feet.

903.2.8.5 Group R additions. Group R occupancies that would require an automatic sprinkler system due to additions or remodeling must add automatic sprinkler systems to those areas that are additions or alterations of the original structure.

903.2.9 Group S-1. An automatic sprinkler system in accordance with Section 903.3.1.1, shall be provided throughout all buildings containing a Group S-1 occupancy. occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m²).

2. A Group S-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).

5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 of the International Building Code, as shown:
1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m²).

2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 square feet (1114 m²).


4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m²).

**903.2.9.3 Self-service storage facilities.** An automatic sprinkler system shall be installed throughout all buildings containing a Group S-1 self-service storage facility. A screen shall be installed at 18 inches below the level of the sprinkler heads to restrict storage above that level. The screen shall be a mesh of not less than 1 inch nor greater than 6 inches in size. The screen and its supports shall be installed such that all elements are at least 18 inches below any sprinkler heads.

**903.2.10 Group S-2 enclosed parking garages.** An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the International Building Code where either of the following conditions exist:

1. Where the fire area of the enclosed-parking garage exceeds 12,000 square feet (1114 m²); or

2. Where the enclosed parking garage is located beneath other groups, and/or attached to other occupancy groups. Attached is defined as less than 10 feet of fire separation distance as defined in the IBC.

**Exception: [Exception deleted.]**

**903.2.10.2 Group S-2 open parking garages.** An automatic sprinkler system shall be provided throughout buildings classified as open parking garages in accordance with Section 406.5 of the International Building Code as follows:

1. Where the open parking garage is located beneath and/or attached to other occupancy groups. Minimum sprinkler protection must be provided at the level of the attached protected
occupancy use and below. Attached is defined as less than 10 feet of fire separation distance as defined in the IBC.

903.2.11 Specific building areas and hazards. In all occupancies other than Group U, an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in Sections 903.2.11.1 through 903.2.11.6.

903.2.11.3 Buildings 55-35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more located 55-35 feet (16 764 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

1. Open parking structures in compliance with Section 406.5 of the International Building Code, having no other occupancies above the subject garage.
2. Occupancies in Group F-2

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

903.2.13 Group B. An automatic sprinkler system shall be provided for Group B occupancies where on the following condition exists:

1. Where the fire area exceeds 5,000 square feet.

903.2.14 New and Existing buildings. Automatic sprinkler systems shall be installed:

1. In all new buildings with a gross floor area of 5,000 square feet or greater and/or greater than two stories in height.
2. In existing buildings when additions are made that increase the gross floor area to 5,000 square or greater and/or greater than two stories in height.
3. In existing buildings with a gross floor area greater than 5,000 square feet when any alteration is made affecting 30 percent or more of the building.

903.3.1 Standards. Sprinkler systems shall be designed and installed in accordance with Sections 903.3.1.1, unless otherwise permitted by Sections 903.3.1.2 and 903.3.1.3. and other chapters of this code, as applicable.
Sprinkler systems shall be designed and installed in accordance with NFPA 13 and NFPA 13R.

903.3.1.1 Exempt locations. When approved by the code official, automatic sprinklers shall not be required in the following rooms or areas when specifically permitted by the fire code official and where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion and such rooms meet other requirements as determined by the fire code official. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

903.3.1.1.2 Bathrooms. In Group R occupancies sprinklers shall not be required in bathrooms that do not exceed 55 square feet (5 m²) in area and are located within individual dwelling units or sleeping units, provided that walls and ceilings, including the walls and ceilings behind a shower enclosure or tub, are of noncombustible or limited-combustible materials with a 15-minute thermal barrier rating.

903.3.1.2. NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R. Unless specifically allowed by this code, residential sprinkler systems installed in accordance with NFPA 13R shall not be recognized for the purposes of exceptions or reductions commonly referred to as “tradeoffs”, permitted by other requirements of this code or the International Building Code. In addition, residential sprinkler systems installed in accordance with NFPA 13R must include attic sprinkler protection to be recognized for the purposes of such trade-offs permitted by other sections of this code.

903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping units where either of the following conditions exist:
1. The building is of Type V construction, provided there is a roof or deck above.
2. Exterior balconies, decks and ground floor patios of dwelling units and sleeping units are constructed in accordance with Section 705.2.3.1 Exception 3

Section 903.3.1.2.3; delete sections and replace as follows:

903.3.1.2.3 Attics, Combustible Concealed Spaces and Attached Garages. Sprinkler protection is required in combustible attic spaces and combustible concealed spaces of such buildings two or more stories in height, in accordance with NFPA 13 and/or NFPA 13R requirements, and attached garages.

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D and Section R313.2.1 of the International Residential Code. Unless specifically allowed by this code, residential sprinkler systems installed in accordance with NFPA 13D shall not be recognized for the purposes of exceptions or reductions commonly referred to as “tradeoffs”, permitted by other requirements of this code, the International Residential Code or the International Building Code.

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

903.3.5.1 One- and two-family dwelling combination services. A single combination water supply shall be allowed as required by NFPA 13D and the International Plumbing Code.

903.3.5.2 Residential combination services. [Paragraph deleted.]

903.4.2 Alarms. An approved audible device, located on the exterior of the building in an approved location, shall be connected to each every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in a location approved by the fire code official.
Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. At least one approved audible sprinkler flow alarm to alert the occupants shall be provided in the interior of the building in a normally occupied location. An approved listed mechanical alarm shall be connected to every automatic sprinkler system. No electrically operated appliance shall be used unless approved by the fire code official.

**903.4.4 Required monitoring for water flow condition.** Automatic sprinkler systems protecting one-and two-family dwellings are required to be monitored for a water flow condition for each system. Sprinkler Systems and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems, except for the fire department hose connection valves, shall be electrically supervised to initiate a supervisory signal at the fire department Central Station upon tampering.

**Section 905 Standpipe Systems** of the 2018 International Building Code is amended as follows:

**905.2 Installation standard.** Standpipe systems shall be installed in accordance with this section and NFPA 14. Fire department connections for standpipe systems shall be in accordance with Section 912. Manual dry systems shall be supervised with a minimum of 10 psig and maximum of 40 psig air pressure with a high/low alarm. Manual dry systems can be installed when the buildings do not exceed four (4) stories in height and parking garages that do not exceed (6) stories in height from the level of the fire apparatus access road and when approved by the fire code official.

**905.3.1 Height.** [Paragraph deleted.]

**Exceptions:** [Exceptions deleted.]

**905.3.3 Covered and open mall buildings.** [Paragraph remains unchanged.]

**Exceptions:**

5. At other locations as necessary so that the distance to reach all portions of a tenant spaces does not exceed 200 feet (60960 mm) 150 feet (45 720mm) as the hose would be laid from a hose connection.

**905.3.9 Buildings Exceeding 10,000 sq. ft.** In buildings exceeding 10,000 square feet in area per story and where any portion of the building’s interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally.
from the nearest point of fire department vehicle access. Class I automatic wet or manual wet standpipes shall be provided. To determine the lowest level of Frisco Fire Department vehicle access, it shall not be required to consider recessed loading docks for 4 or less vehicles and conditions where topography makes access from the Frisco Fire Department vehicle to the building impractical or impossible.

Exceptions:

1. Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14.

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

905.4 Location of Class I standpipe hose connections. [Paragraph remains unchanged.]

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), a hose connection shall be located to serve the roof or at the highest landing of an interior stairway with access to the roof provided in accordance with Section 10011.12. each standpipe shall be provided with a two way hose connection located either on the roof or at the highest landing of a stairway with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

6. Where the most remote portion of a non-sprinklered floor or story is more than 150 feet as the hose would be laid (45 720 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 200-150 feet as the hose would be laid (60 960 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations.

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

Section 907 Fire Alarms and Detection Systems of the 2018 International Building Code is amended as follows:

907.1.3.1 Design standards. All new or replacement alarm systems serving alarm actuating devices shall be addressable fire detection systems. Alarm system serving more than 20 smoke detectors or
more than 200 total alarm activating devices shall be analog intelligent addressable fire detection systems.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30 percent of the building remodel or expansion exceeds 50 percent of the building. Such systems must comply within 12 months of the permit application date.

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons where the occupant load due to the assembly occupancy is 300 or more, or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 shall be considered as a single occupancy for the purpose of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: [Exception remains unchanged.]

907.2.1.3 Fire alarm notification appliances. Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level; and

2. Stop any conflicting or confusing sounds and visual distractions.

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. Where automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100 feet open space, all buildings, whether portable buildings or the main building will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions: [Exceptions no change.]
Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

907.2.8 Group R-1 [Paragraph remains unchanged.]

907.2.8.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-1 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, exit court or yard.

907.2.8.1.1 Guest rooms. Manual fire alarm boxes shall be installed in all interior and exterior corridors serving guest rooms.

907.2.9 Group R-2. [Paragraph remains unchanged.]

907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:

1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge;
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit; or
3. The building contains more than 16 dwelling units or sleeping units.

Exceptions:

1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least 1-hour fire
partitions and each dwelling unit or sleeping unit has an exit directly to a public way, exit court or yard.

2. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.

907.2.12 High-rise buildings. High-rise buildings—Buildings with a floor used for human occupancy located more than 75 feet (22 860 mm) or 55 feet (16 764 mm) above the lowest level of Frisco Fire Department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.12.1, a Frisco Fire Department communication system in accordance with Section 907.2.12.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

Exceptions:

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses, including but not limited, to sky boxes, restaurants and similarly enclosed spaces.

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

907.6.1.1 Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of 4 feet separation horizontal and 1-foot vertical between supply and return circuit conductors. The initiating device circuit from an addressable input (monitor) module may be wired Class B provided the distance from the addressable module to the initiating device is 10 feet or less.

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor
level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

Exceptions:

1. Fire alarm systems in single-story buildings less than 22,500 square feet (2090 m²) in area.
2. Fire alarm systems that only include manual fire alarm boxes, waterflow initiating devices and not more than 10 additional alarm initiating devices.
3. Special initiating devices that do not support individual device identification.
4. Fire alarm systems or devices that are replacing existing equipment.

907.6.4.2 High-rise buildings. In high-rise buildings, 55 feet (16 764 mm) or greater in height, a separate zone by floor shall be provided for each of the following types of alarm-initiating devices where provided:

Items 1-4 unchanged

907.6.6 Delete Exception 3 Items 1 and 2 remain

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

Section 909 Smoke Control Systems of the 2018 International Building Code is amended as follows:

909.22 Stairway or Ramp Pressurization Alternative. Where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the stair pressurization alternative is chosen for compliance with Building Code requirements for a smokeproof enclosure, interior exit stairways or ramps shall be pressurized to a minimum of 0.10 inches of water (25 Pa) and a maximum of 0.35 inches of water (87 Pa) in the shaft relative to the building measured with all interior exit stairway and ramp doors closed under maximum anticipated conditions of stack effect and wind effect. Such systems shall comply with Section 909, including the installation of a separate firefighter’s smoke control panel as per Section 909.16, and a Smoke Control Permit shall be required from the fire department as per Section 105.7.

909.22.1.3 Acceptance and Testing. Before the mechanical equipment is approved, the system shall be tested in the presence of
the fire code building official to confirm that the system is operating in compliance with these requirements.

Section 910 Smoke and Heat Removal of the 2018 International Building Code is amended as follows:

910.2 Where required. [Paragraph remains unchanged.]

Exception:

2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.

3. Only manual smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m*S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

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

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

Exception:

1. Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

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

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically. The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F
(approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only systems per Section 910.2.

910.3.4.2 Nonsprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

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

910.4.4 Activation. The mechanical smoke removal system shall be activated by manual controls only automatically by the automatic sprinkler system or by an approved fire detection system. Individual manual controls shall also be provided.

Exception: Manual only systems per Section 910.2.

Section 912 Fire Department Connections of the 2018 International Building Code is amended as follows:

912.1.1 Combination. 5” diameter Storz and Siamese fire department connections shall be provided on all manual dry standpipes.

912.2 Location. [Paragraph remains unchanged.]

912.2.1 Visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable and within 50 feet of from the street, fire apparatus access road or nearest point of fire department vehicle access (fire lane) or as otherwise approved by the fire code official.

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.

912.7 Fire Department connection caps. All fire department connections and FDC shall be metal threaded caps to prevent vandalism and tampering.
Section 913 Fire Pumps of the 2018 International Building Code is amended as follows:

913.1 General. [Paragraph remains unchanged.]

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 of the International Fire Code.

913.4 Valve supervision. [Paragraph remains unchanged.]

3. Locking valves open.

4. Sealing of valves and approved weekly recorded inspection where valves are located within fenced enclosures under the control of the owner.

Chapter 10. Means of Egress of the 2018 International Building Code is amended as follows:

Section 1008 Means of Egress Illumination of the 2018 International Building Code is amended as follows:

1008.3.3 Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

4. Public restrooms with and area greater than 300 square feet (27.87 m²) and toilet rooms containing two or more water closets or a combination of water closet and urinal.

Section 1009 Accessible means of egress of the 2018 International Building Code is amended as follows:

1009.8 Two-way communication

Exceptions:
7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11.
Section 1010 Doors, Gates and Turnstiles of the 2018 International Building Code is amended as follows:

1010.1.9.5 Bolt Locks.  *[Paragraph remains unchanged.]*

Exceptions:

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F-M or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

4. Where a pair of doors serves a Group A, B, F-M or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided that such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.

Section 1017 Exit Access Travel Distance of the 2018 International Building Code is amended as follows:

**TABLE 1017.2**
EXIT ACCESS TRAVEL DISTANCEa

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>WITHOUT SPRINKLER SYSTEM (feet)</th>
<th>WITH SPRINKLER SYSTEMb (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A, E, F-1, M, R, S-1</td>
<td>200</td>
<td>250b(^2)</td>
</tr>
</tbody>
</table>

* a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.

Chapter 11 Accessibility of the 2018 International Building Code is amended as follows:

Section 1102 Compliance of the 2018 International Building Code is amended as follows:

1102.1 Design.  *[Paragraph remains unchanged.]*
Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation or regulated by and in compliance with the Fair House Act and Design Manual shall be deemed to be in compliance with the requirements of this chapter.

Chapter 15. Roof Assemblies and Rooftop Structures of the 2018 International Building Code is amended as follows:

Section 1502 Roof drainage of the 2018 International Building Code is amended as follows:

1502.1 General. Design and installation of roof drainage systems shall comply with Section 1502 of this code and Section 1106 and 1108, as applicable, of the International Plumbing Code. Roofs shall be sloped a minimum of one unit vertical in 48 units horizontal (min. 2% slope) for drainage. Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof. Roof drains and gutter downspouts shall discharge into the site storm drainage and detention system. Where a site storm drainage system is not available, roof drains and downspouts may discharge at grade provided that the discharge does not flow across walkways providing access to building entrances.

1502.4.4 Over public property. Roof drainage water from a building shall not be permitted to flow over public property or onto adjacent properties. The building official may require that downspouts be collected in a storm water drainage system and discharged to the street storm gutter or alley.

Section 1505 Fire Classification of the 2018 International Building Code is amended as follows:

TABLE 1505.1a,b
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPES OF CONSTRUCTION

a. Unless otherwise required in accordance with the International Wildland Urban Interface Code or due to the location of the building within a fire district in accordance with Appendix D—All individual replacement shingles or shakes shall be in compliance with the rating as required by this table when the replacement or repair exceeds 120 square feet of projected roof area.

b. Nonclassified roof coverings shall may be permitted on buildings of Group R-3 and Group U occupancies, where there is a minimum fire-separation distance of 6 feet measured from the leading edge of the roof.

Section 1505 Fire classification of the 2018 International Building Code is amended as follows:
Chapter 17. Special Inspections and Tests of the 2018 International Building Code is amended as follows:

Section 1704 Special Inspections and Tests, Contractor Responsibility and Structural Observations of the 2018 International Building Code is amended as follows:

1704.2 Special inspections and tests. Where application is made to the Building Official for construction as specified in Section 105, the owner or the owner’s authorized agent, or the registered design professional in responsible charge, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work specified in Section 1705 and identify the approved agencies to the building official. The special inspector shall not be employed by the contractor. These special inspections and tests are in addition to the inspections identified by the Building Official that are identified in Section 110.

1704.2.1 Special inspector qualifications. Prior to the start of construction and or upon request, the approved agencies shall provide written documentation to the registered design professional in responsible charge and the building official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. [Remainder unchanged]

1704.2.4 Report requirement. Approved agencies shall keep records of special inspections and tests. The approved agency shall submit reports of special inspections and tests to the building official upon request, and to the registered design professional in responsible charge. Individual inspection reports shall indicate that work inspected or tested was or was not completed in conformance to approved construction documents. [Remainder unchanged]

1704.2.5.1 Fabricator approval. Special inspections during fabrications required by Section 1704 are not required where the work is done on the premises of a fabricator approved to perform such work without special inspection. Approval shall be based on review of the fabricator’s written fabrication procedures and quality control manuals that provide a basis for control of materials and workmanship, with periodic auditing of fabrication and quality control practices by an approved agency or the building official or a fabricator that is enrolled in a nationally accepted inspections program. At completion of fabrication, the acceptable or approved fabricator shall submit a certificate of compliance to the owner or the owner’s authorized agent or the registered design professional in
responsible charge, for submittal to the building official as specified in Section 1704.5 stating that the work was performed in accordance with the approved construction documents. The certificate of compliance shall also be made available to the Building Official upon request.

Chapter 18. Soils and Foundations of the 2018 International Building Code is amended as follows:

Section 1807 Foundation walls, Retaining Walls and Embedded Post and Poles of the 2018 International Building Code is amended as follows:

1807.2.2 Design lateral soil loads. Retaining walls shall be designed for the lateral soil loads set forth in Section 1610. For structures assigned to Seismic Design Category D, E, or F, the design of retaining wall supporting more than 6 feet (1829 mm) of backfill height shall incorporate the additional seismic lateral earth pressure in accordance with the geotechnical investigation where required in Section 1803.2. Retaining walls that are not laterally supported at the top and that retain in excess of 24 inches (610 mm) of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls that retain in excess of 36 inches (914 mm) of unbalanced fill shall have professionally engineered designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. For stone mass gravity retaining walls in excess of 24 inches (610 mm), minimum foundation embedment shall be no less than 12 inches (305 mm) into undisturbed or well compacted soil.

Chapter 29. Plumbing Systems of the 2018 International Building Code is amended as follows:

Section 2901 General of the 2018 International Building Code is amended as follows:

2901.1 Scope. The provisions of this chapter and the International Plumbing Code shall govern the design, construction, erection and installation, of plumbing components, appliances, equipment and systems used in buildings and structures covered by this code. Toilet and bathing rooms shall be constructed in accordance with Section 1209. Private sewage disposal systems shall conform to the International Private Sewage Disposal Code. [Remainder of paragraph remains unchanged]

Chapter 31. Special Construction of the 2018 International Building Code is amended as follows:
Section 3103 Temporary Structures of the 2018 International Building Code is amended as follows:

3103.1 General. The provisions of Sections 3103.1 through 3103.4 shall apply to structures erected for a period of less than 180 days. Tents, umbrella structures and other membrane structures erected for a period of less than 180 days shall comply with the International Fire Code. Those erected for a longer period of time shall comply with applicable sections of this code. Temporary, moved or portable type structures shall be prohibited in Frisco except in the following conditions:

1. Mobile homes or manufactured homes in the appropriate zoning districts.

2. Residential accessory buildings not exceeding one hundred sixty (160) square feet. Accessory buildings in excess of one hundred (100) square feet must be of exterior materials similar to the main structure. Accessory buildings in excess of one hundred sixty (160) square feet must meet the masonry requirements of Section 36.9 of Frisco’s Comprehensive Zoning Ordinance No. 04-05-11, as it currently exists or may be amended.

3. Temporary sales offices in residential subdivisions for a period not to exceed one hundred twenty (120) days, during construction of model homes.

4. Temporary construction offices may be permitted in residential subdivisions; however, the permit shall expire and the office removed when ninety percent (90%) of the lots in the subdivision served by the office have been sold. Temporary construction on commercial construction sites must be removed at the completion of the project served by the office and prior to the issuance of a Certificate of Occupancy.

5. Schools (kindergarten (K) through grade twelve (12)), churches or governmental agencies may apply for a permit for a new, temporary portable building, provided that evidence of immediate need for additional space is submitted. Plans must be submitted to provide for a permanent solution to the immediate need such that a time limitation may be established for the temporary structure. Temporary structures may be permitted for a maximum period of two (2) years. Sixty (60) days prior to expiration of the permitted time, Frisco may attempt to notify the owner of the permit expiration; however, Frisco’s failure to provide such notification shall not waive its right to enforce any and all provisions of this Ordinance. Any extensions to the time period can only be approved by the City Council. City Council may deny the extension if owner has not proceeded or failed to make significant progress toward the permanent solution.

3103.1.2 Permit required. Temporary structures that cover an area greater than 120 square feet (11.16 m²), including connecting areas or spaces with
Chapter 33. Safeguards During Construction of the 2018 International Building Code is amended as follows:

Section 3305 Sanitary of the 2018 International Building Code is amended as follows:

3305.1 Facilities required. Sanitary facilities shall be provided during construction, remodeling or demolition activities in accordance with the International Plumbing Code. Each permitted construction project in Frisco shall be provided with at least one (1) temporary portable toilet facility for use by employees and subcontractors. Builders or contractors with multiple permits in a subdivision shall provide one portable toilet for a maximum five permits. Portable toilet facilities shall be located in the rear portion of lots where alley access is available. Portable toilet facilities shall not be placed in street or alley right-of-ways. The builder or permit holder shall be responsible for ensuring that toilet facilities are maintained in a sanitary condition. The building official may, at his discretion, require that additional toilet facilities be provided if these requirements prove to be insufficient.

3305.2 Trash receptacles. Each permitted construction project in Frisco shall be provided with receptacles of a sufficient size and number to contain jobsite trash and debris, including, but not limited to, food wrappers and containers from workers lunches. Trash receptacles shall be maintained on site at all times during construction activities. The builder or permit holder shall be responsible for ensuring that trash receptacles are utilized by all employees and subcontractors, and that all trash is removed at intervals adequate to maintain a clean job site. In addition to the required receptacles, each lot shall be provided with screen fencing to prevent wind-blown trash and debris from adjacent lots.

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(The Index is provided for informational purposes only to note the location of the deletions/additions in the 2018 International Building Code as set forth in this Ordinance)

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