

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, REPEALING ORDINANCE NO. 19-11-103; 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 2021 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 2021 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 its entirety, Ordinance No. 19-11-103, and replace with this Ordinance, adopting the 2021 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 No. 19-11-103. Ordinance No. 19-11-103 is hereby repealed, in its entirety, and replaced by this Ordinance.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 No. 19-11-103 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 No. 19-11-103 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 2021 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 ("2021 International Building Code"). The 2021 International Building Code is made a part of this Ordinance as if fully set forth herein. Three (3) copies of the 2021 International Building Code are on file in the office of the City Secretary of Frisco, being marked and designated as the 2021 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.

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DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
FRISCO, TEXAS, on this 15th day of November, 2022.



Jeff Cheney  
Jeff Cheney, Mayor

ATTESTED AND CORRECTLY  
RECORDED:

Kristi Morrow  
Kristi Morrow, City Secretary

APPROVED AS TO FORM:

Aliceson Cotton  
Abernathy, Roeder, Boyd & Hullett, P.C.  
Aliceson Cotton, City Attorneys

Dates of Publication: November 20, 2022 and November 27, 2022 *Frisco Enterprise*

**Exhibit A**  
**CITY OF FRISCO DELETIONS/ADDITIONS**  
**2021 INTERNATIONAL BUILDING CODE<sup>1</sup>**

The following deletions and additions to the 2021 International Building Code are hereby approved and adopted (deletions are evidenced by ~~striketrough~~ and additions are evidenced by underline)<sup>2</sup>:

**Chapter 1. Scope and Administration** of the 2021 International Building Code is amended as follows:

**Section 102 Applicability** of the 2021 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 2021 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-m<sup>2</sup>).~~
- ~~2. Fences not over 7 feet (2134 mm) high.~~
- ~~4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.~~
- ~~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 2021 International Building Code is amended as follows:

<sup>1</sup> Unless otherwise expressly provided herein, all phrases, words and terms used herein shall have the same meaning ascribed to the same in the 2021 International Building Code (regardless of whether such phrases, words and terms are italicized herein).

<sup>2</sup> Other italicized and bold notations are provided throughout for informational purposes only. By way of example only, "*[Paragraph remains unchanged.]*".

**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 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 2021 International Building Code is amended as follows:

**109.2 ~~Schedule of permit fees~~ Permit, Inspection and Miscellaneous Consolidated Fee Schedule.** ~~Where a permit is required, 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.]*

## Permit, Inspection and Miscellaneous Consolidated Fee Schedule

Commercial Building Permit Fees		
Commercial Building Permit	*%60 of Table Value	Table 1-A
<b>TABLE 1-A*</b>		
\$1 to \$500.00	\$23.50	
\$500.01 to \$2,000.00	\$23.50 for the first \$500 plus \$8.05 for each additional \$100, or fraction thereof, to and including \$2,000.	
\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.	
\$25,000.01 to \$50,000.00	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000.	
\$50,000.01 to \$100,000.00	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.	
\$100,000.01 to \$500,000.00	\$993.75 for the first \$100,000 plus \$5.00 for each additional \$1,000, or fraction thereof, to and including \$500,000.	
\$500,000.01 to \$1,000,000.00	\$233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.	
\$1,000,000.01 and above	\$5,808.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof.	
Inspection outside of normal business hours		\$150.00
Reinspection Fee (Commercial)		\$35.00

  

Residential Building Permit Fees		
Residential Building Permit	New Construction / Addition / Alteration / Outdoor Improvement Tables	
<b>New Construction and Addition - Square feet are measured as gross.</b>		
1 to 1999 Square Feet	\$150 for the first 300 SQFT plus \$0.50 for each additional 1 SQFT, or fraction thereof, to and including 1999 SQFT.	
2000 to 2499 Square Feet	\$1000 for the first 2000 SQFT plus \$0.37 for each additional 1 SQFT, or fraction thereof, to and including 2499 SQFT.	
2500 to 2999 Square Feet	\$1,185 for the first 2500 SQFT plus \$0.35 for each additional 1 SQFT, or fraction thereof, to and including 2999 SQFT.	
3000 to 3499 Square Feet	\$1,360 for the first 3000 SQFT plus \$0.34 for each additional 1 SQFT, or fraction thereof, to and including 3499 SQFT.	
3500 to 3999 Square Feet	\$1,530 for the first 3500 SQFT plus \$0.33 for each additional 1 SQFT, or fraction thereof, to and including 3999 SQFT.	
4000 to 4499 Square Feet	\$1,695 for the first 4000 SQFT plus \$0.32 for each additional 1 SQFT, or fraction thereof, to and including 4499 SQFT.	
4500 to 4999 Square Feet	\$1,855 for the first 4500 SQFT plus \$0.31 for each additional 1 SQFT, or fraction thereof, to and including 4999 SQFT.	
5000 to 5499 Square Feet	\$2,010 for the first 5000 SQFT plus \$0.30 for each additional 1 SQFT, or fraction thereof, to and including 5499 SQFT.	
5500 to 5999 Square Feet	\$2,160 for the first 5500 SQFT plus \$0.29 for each additional 1 SQFT, or fraction thereof, to and including 5999 SQFT.	
6000 to 6499 Square Feet	\$2,305 for the first 6000 SQFT plus \$0.29 for each additional 1 SQFT, or fraction thereof, to and including 6499 SQFT.	
6500 to 6999 Square Feet	\$2,450 for the first 6500 SQFT plus \$0.28 for each additional 1 SQFT, or fraction thereof, to and including 6999 SQFT.	
7000 and above	\$2,590 for the first 7000 SQFT plus \$0.28 for each additional 1 SQFT or fraction thereof.	
Inspection outside of normal business hours		\$150.00
Reinspection Fee (Residential)		\$30.00
<b>Alterations</b>		
General Alterations	\$75 plus \$0.45 for each 1 SQFT gross area, or fraction thereof, to a maximum of \$550	
Windows / Doors Replacement	\$75 plus \$25 for each additional element to a maximum of \$150	
Foundation Repair		\$75
Storm Shelter		\$75
Alteration of Structural		\$75
Exterior Veneer		\$150
<b>Outdoor Improvements</b>		
Patio Cover	\$75 plus \$0.59 for each 1 SQFT gross area, or fraction thereof, to a maximum of \$550	
Arbor	\$75 plus \$0.59 for each 1 SQFT gross area, or fraction thereof, to a maximum of \$550	
Deck	\$75 plus \$0.59 for each 1 SQFT gross area, or fraction thereof, to a maximum of \$550	
Conventionally Framed Shed	\$75 plus \$0.59 for each 1 SQFT gross area, or fraction thereof, to a maximum of \$550	
Outdoor Amenity	\$75 plus \$25 for each additional element to a maximum of \$150	
Fireplace, Kitchen other...		
Concrete Driveway / Pad		\$75
Structural Landscape Features		\$50
Modular Shed		\$50
Solar Installations		\$75



<b>Miscellaneous</b>	
Certificate of Occupancy (Change of business name, ownership or use)	\$100.00
Certificate of Occupancy (Non-Conforming Use)	\$25.00
Demolition Permit	\$50.00
Reroof Permit	\$150.00
Fences, Retaining Walls, Screening Walls	\$20.00
Duplicate Permit Placard and Reports	\$10.00
Structure Move Permit	\$50.00
Temporary Building Permit	\$50.00
<b>Swimming Pool</b>	
Spa Permit	\$75.00
Swimming Pool (Above Ground)	\$100.00
Swimming Pool (Below Ground)	\$200.00
Swimming Pool (Below Ground w/spa)	\$275.00

<b>Building Permit Fees ( Elec )</b>	
For issuance of <u>each</u> permit	\$30.00
For issuance of <u>each</u> supplemental permit	\$10.00
All inclusive Residential permit by permit Square Footage	\$0.03/gsf
All inclusive Commercial permit by permit Square Footage	\$0.04/gsf
Building Meter Release (Elec)	\$45.00
<u>Each</u> Residential Appliance	\$4.75
<u>Each</u> Commercial Appliance	\$4.75
<u>Each</u> Temporary Services	\$23.50
<u>Each</u> Misc Apparatus	\$18.20
<b>Motors (Horsepower) ea.</b>	
Up to 1	\$4.75
1, not over 10	\$12.30
10, not over 50	\$24.60
50, not over 100	\$49.50
over 100	\$74.50
<b>Service Installation Replacement (Amps) ea.</b>	
Up to 200	\$65.00
200, up to 1000	\$85.00
Over 1000 amps	\$150.00

<b>Mechanical Permit Fees</b>	
For issuance of <u>each</u> permit	\$30.00
For new finish-out/alterations	\$0.05/gsf
For issuance of <u>each</u> supplemental permit	\$10.00
<b>Furnances</b>	
Installation or relocation of <u>each</u> forced air unit up to and including 100,000 Btu/h	\$13.25
Installation or relocation of <u>each</u> forced air unit over 100,000 Btu/h	\$16.25
Installation or relocation of <u>each</u> floor furnace	\$13.25
Installation or relocation of <u>each</u> suspended heater, recessed wall heater or floor-mounted heater § 13.25	\$13.25
<b>Appliance Vents</b>	
Installation, relocation or replacement of <u>each</u> vent	\$7.00
<b>Repairs or Additions</b>	
Repair of, Alteration of or Addition of <u>each</u> heating or cooling appliance	\$12.25
<b>Boiler, Compressor and Absorption Systems</b>	
Installation or relocation of <u>each</u> boiler or compressor to including 3 horsepower or up to and including 100,000 Btu/h	\$13.25
Installation or relocation of <u>each</u> boiler or compressor to including 3 - 15 horsepower or up to and including 100,000 - 500,000 Btu/h	\$24.25

Installation or relocation of <u>each</u> boiler or compressor to including 15 - 30 horsepower or over 500,000 - 1,000,000 Btu/h	\$33.25
Installation or relocation of <u>each</u> boiler or compressor to including 30 - 50 horsepower or over 1,000,000 - 1,750,000 Btu/h	\$49.50
Installation or relocation of <u>each</u> boiler or compressor to over 50 horsepower or over 1,750,000 Btu/h	\$82.75
<b>Air Handlers</b>	
Installation or relocation of <u>each</u> air-handling to and including 10,000 cubic feet	\$9.50
<small>Note: This does not apply to an air handling unit which is a part of a factory assembled appliance</small>	
Installation or relocation of <u>each</u> air-handling over 10,000 cubic feet	\$16.50
<b>Evaporative Coolers</b>	
Installation or relocation of <u>each</u> evaporative cooler other than portable type	\$9.50
<b>Ventilation and Exhaust</b>	
Installation or relocation of <u>each</u> ventilation fan connected to a single duct or hood	\$6.50
<b>Miscellaneous - Installation or relocation of each fuel gas piping systems</b>	
One to Four outlets	\$5.00
Each additional outlet exceeding four	\$1.00
<b>Plumbing Permit Fees</b>	
For issuance of <u>each</u> permit	\$30.00
For new finish-out/alteration	\$0.09/gsf
For issuance of <u>each</u> supplemental permit	\$10.00
For <u>each</u> plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	\$7.00
For <u>each</u> building sewer and each trailer park sewer	\$15.00
Rainwater systems - per drain (inside building)	\$7.00
For <u>each</u> cesspool (where permitted)	\$25.00
For <u>each</u> private sewage disposal system	\$40.00
For <u>each</u> water heater and / or vent	\$7.00
For <u>each</u> gas-piping of one to five outlets	\$5.00
For <u>each</u> additional gas piping system outlet, per outlet	\$1.00
For <u>each</u> industrial waste pretreatment interceptor including its trap and vent, except kitchen type grease interceptors functioning as fixture traps	\$7.00
For <u>each</u> installation, alteration or repair of water piping and / or water treating equipment	\$7.00
For <u>each</u> repair or alteration of drainage or vent piping, each fixture	\$7.00
<b>For atmospheric-type vacuum breakers</b>	
1 to 5	\$5.00
over 5, <u>each</u>	\$1.00
<b>For <u>each</u> backflow protective device other than atmospheric type vacuum breakers:</b>	
2 inch (51mm) diameter and smaller	\$7.00
over 2 inch (51mm)	\$15.00
For <u>each</u> graywater system	\$40.00
For initial installation and testing for a reclaimed water system	\$30.00
For <u>each</u> medical gas piping system serving one to five inlet(s) / outlet(s) for a specific gas	\$50.00
For <u>each</u> additional medical gas inlet(s) / outlet(s)	\$5.00

**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 a refund not to exceed 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 a refund not to exceed 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 2021 International Building Code is amended as follows:

**110.3.6 Lath, gypsum board and gypsum panel product inspection.**  
*[Paragraph remains unchanged.]*

**Exception:** *[Entire exception deleted.]*

**Section 113 Means of appeal** of the 2021 International Building Code is deleted in its entirety and replaced with the following:

**113 Means of appeal.** The Board of Construction Appeals, created by the City of Frisco, as it currently exists or may be amended, will serve as the means of appeal.

**Chapter 2. Definitions** of the 2021 International Building Code is amended as follows:

**Section 202 Definitions** of the 2021 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 4. Special Detailed Requirements Based on Use and Occupancy** of the 2021 International Building Code is amended as follows:

**Section 403 High-Rise Buildings** of the 2021 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:** *[Delete exception in its entirety.]*

**403.3.2 Water supply to required fire pumps.** In all buildings that are more than ~~420 feet (128 m)~~ 120 feet (36.5 m) in building height and buildings of Type IVA and IVB construction that are more than ~~120 feet (36576 mm)~~ 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 2021 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 ~~1/2-5/8~~ 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 ~~1/2-5/8~~-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 2021 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 2021 International Building Code is amended as follows:

**Section 502 Building Address** of the 2021 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, ~~and rear alley ways and access.~~ 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)~~ 12 inches (304.8 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address ~~numbers identification~~ shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, ~~and the building do not immediately front a street, and/or the building address cannot be viewed from the public way,~~ a monument, pole or other approved sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

**Exceptions:**

1. R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.
2. Structures located in the historic district may utilize a minimum of 6 inches (152.4 mm) high numbers as approved by the fire code official.

**Section 504 Building height and number of stories** of the 2021 International Building Code is amended as follows:

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

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	SEE FOOTNOTES	TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-1 <sup>h</sup>	NS <sup>d</sup>	UL	11	4	4	4 <sup>NP</sup>	4 <sup>NP</sup>	4	4	4	4	3 <sup>NP</sup>	2 <sup>NP</sup>
	S13R	4	4			4 <sup>NP</sup>	4 <sup>NP</sup>	4	4	4	4	4 <sup>NP</sup>	3 <sup>NP</sup>
	S	UL	12	5	5	5 <sup>NP</sup>	5 <sup>NP</sup>	18	12	8	5	4 <sup>NP</sup>	3 <sup>NP</sup>

**TABLE 506.2  
ALLOWABLE AREA FACTOR IN SQUARE FEET**

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-1 <sup>h</sup>	NS <sup>d</sup>												
	S13R	UL	UL	24,000	16,000	24,000 NP	16,000 NP	61,500	41,000	25,625	20,500	42,000 NP	7,000 NP
	S1	UL	UL	96,000	64,000	96,000 NP	64,000 NP	246,000	164,000	102,500	82,000	48,000 NP	28,000 NP
	SM	UL	UL	72,000	48,000	72,000 NP	48,000 NP	184,000	123,000	76,875	61,500	36,000 NP	21,000 NP

**Section 506 Building Area** of the 2021 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 2021 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, 508.4, or 508.5, 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 2021 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 429.

**Chapter 7. Fire and Smoke Protection Features** of the 2021 International Building Code is amended as follows:

**Section 708 Fire Partitions** of the 2021 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 IIB, IIB 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 2021 International Building Code is amended as follows:

**Section 903 Automatic Sprinkler Systems** of the 2021 International Building Code is amended as follows:

**903.2.1 Group A.** An automatic sprinkler system 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 ~~12,000 square feet~~ 5,000 square feet

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

1. The fire area exceeds 5,000 square feet (464.5 m<sup>2</sup>) 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 m<sup>2</sup>)~~ 5,000 square feet (464.5 m<sup>2</sup>) 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 m<sup>2</sup>)~~ 5,000 square feet (464.5 m<sup>2</sup>) 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 that exceeds 5,000 square feet (464.5 m<sup>2</sup>). ~~occupancies as follows.~~

1. ~~Throughout all Group E fire areas greater than 12,000 square feet (1115 m<sup>2</sup>) 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 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 (464.5 m<sup>2</sup>).

1. ~~A Group F-1 fire area exceeds 12,000 square feet (1115 m<sup>2</sup>).~~

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 m<sup>2</sup>).~~

**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:**

1. Deleted.
2. Deleted
3. Deleted

**903.2.7 Group M.** An automatic sprinkler system 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 m<sup>2</sup>).

- ~~1. A Group M fire area exceeds 12,000 square feet (1115 m<sup>2</sup>).~~
- ~~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 m<sup>2</sup>).~~

**903.2.9 Group S-1.** An automatic sprinkler system 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 m<sup>2</sup>).~~
- ~~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 m<sup>2</sup>).~~
- ~~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 m<sup>2</sup>).~~

**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, 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 m<sup>2</sup>).~~



2. ~~Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 square feet (1115 m2).~~

3. ~~Buildings with repair garages servicing vehicles parked in basements.~~

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).~~

**903.2.9.5 Self-service storage facilities.** An automatic sprinkler system shall be installed throughout all self-service storage facilities.

**903.2.10 Group S-2 parking garages.** An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the fire area of the enclosed parking garage in accordance with Section 406.6 exceeds ~~12,000 square feet (1115 m2)~~ 5,000 square feet (1115 m2) or;

2. Where the enclosed parking garage in accordance with Section 406.6 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.]*

3. Where the fire area of the open parking garage in accordance with Section 406.5 exceeds 48,000 square feet (4460 m2) or is located beneath and/or attached to any residential occupancy groups. 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 903.2.11.67.

**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: 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 Buildings over 5,000 square feet.** Automatic sprinkler systems shall be installed throughout all buildings with a building area 5,000 square feet or greater or is two stories or greater in height. For the purpose of this provision, the fire walls shall not define separate buildings.

**Exceptions:** Open parking garages in compliance with Section 406.5 where all of the following conditions apply:

- a) The structure is freestanding
- b) The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms, elevators or spaces used or occupied for anything other than motor vehicle parking.
- c) The structure does not exceed 3 stories
- d) An approved fire apparatus access road around the entire structure

**903.2.13.1 Existing buildings.** Automatic sprinkler systems shall be installed:

1. In existing buildings when additions are made that increase the gross floor area to 5,000 square feet or greater and/or two stories in height or greater.

2. 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.

**903.3.1.2.1 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

*[Remainder unchanged]*

**903.3.1.2.2 Corridors and balconies in the means of egress.** Sprinkler protection shall be provided in all corridors and for all balconies, in the means of egress where any of the following conditions apply: *Remainder deleted*

**Section 903.3.1.2.3; delete section and replace as follows:**

**903.3.1.2.3 Attached Garages and Attics.** Sprinkler protection is required in combustible attic spaces and all 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 or in accordance with the law.

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

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

**903.3.1.4.2 Heat trace/insulation.** Heat trace/insulation shall only be allowed where approved by the fire code

official for small sections of large diameter water filled pipe.

**903.3.5 Water supplies.** Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. For connections to public waterworks systems, the water supply test used for design of fire protection systems information shall be adjusted to account for seasonal and daily pressure fluctuations based on from the water supply authority and as approved by the fire code official. Water supply as required for such systems shall be provided in accordance with the supply requirements of the respective standard; however, every water-based fire protection system shall be designed with a 10psi safety factor. Reference Section 507.4 for additional design requirements.

**903.4.2 Alarms.** An approved ~~audible device~~ horn/strobe notification appliance with a minimum 75 candela strobe rating, emitting white light, shall be located on the exterior of the building in an approved location, at the fire sprinkler riser room and shall be connected to each 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. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

At each fire department connection for the automatic sprinkler system is a strobe notification appliance with a minimum of 75 candela strobe rating, emitting blue light, shall be located at the fire departments connection or on the building, in a location approved by the fire code official, as close to the remote FDC as possible and shall be connected to each automatic sprinkler system. Such alarm devices shall be activated by the automatic fire alarm system.

Section 905 Standpipe Systems of the 2021 International Building Code is amended as follows:

**905.3 Required installation.** Standpipe systems shall be installed in accordance where required by Sections 905.3.1 through 905.3.89. Standpipe systems are allowed to be combined with automatic sprinkler systems

**Exception:** *[Remains unchanged]*

**905.3.9 Building 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 (60,960mm) of travel, vertically and horizontally.**



from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

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

1. In every required ~~interior~~ exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing unless otherwise approved by the fire code official.

**Exception: *[Remains unchanged]***

2. No Change
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

**Exception:** Where floor areas adjacent to an exit passageway are reachable from an ~~interior~~ exit stairway hose connection by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. No Change
5. Where the roof has a slope less than 4 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 to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.
7. When required by this Chapter, standpipe connections shall be placed at two hundred feet (200') intervals along major corridors or as otherwise approved by the fire code official.
8. Where a standpipe is required, and the standpipe is not located in an exit stairway, a blue strobe notification appliance with a minimum 75 candela strobe rating shall be installed on the wall, not less than 80 inches or more than 96 inches from the floor, directly above the standpipe connection or the cabinet containing the standpipe connection. The blue strobe notification appliance must activate when the fire alarm system activates.

**905.8 Dry standpipes.** Dry standpipes shall not be installed.

**Exception:** Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

**905.9 Valve supervision.** Valves controlling water supplies shall be supervised in the open position so that a change in the normal position of the valve will generate a supervisory signal at the supervising station required by Section 903.4. Where a fire alarm system is provided, a signal shall be transmitted to the control unit.

**Exception:**

1. Valves to underground key or hub valves in roadway boxes do not require supervision.
2. Valves locked in the normal position and inspected as provided in this code in buildings not equipped with a fire alarm system.

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

**Section 906 ~~Fire Alarms and Detection Systems~~ Portable Fire Extinguishers** of the 2021 International Building Code is amended as follows:

**906.1 Where required.** Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

**Exceptions:**

~~3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:~~

~~3.1. Use of vehicle-mounted extinguishers shall be approved by the fire code official.~~



~~3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved by the extinguisher manufacturer or the fire code official for vehicular use.~~

~~3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.~~

~~3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.~~

~~3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.~~

**Section 907 ~~Portable fire extinguishers~~ Fire Alarm and Detection Systems** of the 2021 International Building Code is amended as follows:

**907.1.4 Design standards.** Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

**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 ~~where the~~ having an occupant load is of 300 or more, persons, 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 ~~of the International Building Code~~ shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

**907.2.10 Group S.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public and self-storage occupancies ~~three~~ two stories or greater in height for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

***Exception: [Exception remains unchanged.]***

**907.6.1.1 Wiring installation.** All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable

devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of 4 feet separation horizontal and 1-foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten 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 m<sup>2</sup>) 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.~~

**912.2.1.1 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.

**912.2.1.2 Fire apparatus access roadway distance.** An approved fire apparatus access roadway shall be provided within 50 feet of the fire department connection as the fire hose lays along an unobstructed path.

**Chapter 10. Means of Egress** of the 2021 International Building Code is amended as follows:

**Section 1009 Accessible means of egress** of the 2021 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.

**Chapter 11 Accessibility** of the 2021 International Building Code is amended as follows:

**Section 1102 Compliance** of the 2021 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 2021 International Building Code is amended as follows:

**Section 1502 Roof drainage** of the 2021 International Building Code is amended as follows:

**1502.1 General.** Design and installation of roof drainage systems shall comply with this section, Section 1611 of this code and Chapter 11 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.

**1502.4.1 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 2021 International Building Code is amended as follows:

**TABLE 1505.1<sup>a,b</sup>**  
**MINIMUM ROOF COVERING CLASSIFICATION**  
**FOR TYPES OF CONSTRUCTION**



**[TABLE REMAINS UNCHANGED.]**

- 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 2021 International Building Code is amended as follows:

**1505.6 Fire-retardant- treated wood shingles and shakes.** *[is deleted in its entirety]*

**Chapter 17. Special Inspections and Tests** of the 2021 International Building Code is amended as follows:

**Section 1704 Special Inspections and Tests, Contractor Responsibility and Structural Observations** of the 2021 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. *[Exception remains unchanged.]*

**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 ~~[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 2021 International Building Code is amended as follows:

**Section 1807 Foundation walls, Retaining Walls and Embedded Post and Poles** of the 2021 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 (1829mm) 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 2021 International Building Code is amended as follows:

**Section 2901 General** of the 2021 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 1210. ~~Private sewage disposal systems shall conform to the International Private Sewage Disposal Code.~~ *[Remainder of paragraph remains unchanged]*

**Chapter 31. Special Construction** of the 2021 International Building Code is amended as follows:

**Section 3103 Temporary Structures** of the 2021 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 m<sup>2</sup>), including connecting areas or spaces with a common means of egress or entrance that are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the building official. No temporary, moved, or portable structure shall be erected, installed, operated or maintained for any purpose without obtaining a permit from the building official.

**Chapter 33. Safeguards During Construction** of the 2021 International Building Code is amended as follows:

**Section 3305 Sanitary** of the 2021 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 and shall be covered at the end of each workday. 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.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]*