

**AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS**

**ORDINANCE NO. 2013-07-08**

**AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 6, ARTICLE 6.04, DIVISION 2, BUILDING CODE, SECTION 6.04.051 TO PROVIDE FOR THE ADOPTION OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION, AND SECTION 6.04.052 TO PROVIDE FOR THE EXCEPTIONS AND AMENDMENTS THERETO; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**SECTION 1.** That Chapter 6 of the Lancaster Code of Ordinances be, and the same is, hereby amended by adding Article 6.04, Division 2, Building Code, Section 6.04.051 to provide for the adoption of the International Building Code, 2012 Edition, and Section 6.04.052 to provide for the exceptions and amendments thereto, which shall read as follows:

**“ARTICLE 6.04 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS**

....

**Division 2. Building Code**

**Sec. 6.04.051. Adoption of Building Code.**

There is hereby adopted as the building code for the city for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of building and structures unfit for human occupancy and use and the demolition of such structure in the city the International Building Code, 2012 Edition, published by the International Code Council, Inc., as amended, and the same is hereby incorporated by reference herein the same as if fully copies, subject to the exceptions and amendments described in this article. That one copy of each volume of such code shall be kept at all times in the office of the city secretary, together with the exceptions and amendments.

**Sec. 3.102. Exceptions and Amendments**

The building code adopted in this article shall be subject to the exceptions and amendments to the International Building Code, 2012 Edition, as follows:

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**\*\*Section 101.4; change to read as follows:**

**101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

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**\*\*Section 101.4.7; add the following:**

**101.4.7 Electrical.** The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

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**\*\* Section 103 and 103.1 amend to insert the Department Name**

**SECTION 103**

**LANCASTER PUBLIC WORKS AND DEVELOPMENT SERVICES DEPARTMENT**

**103.1 Creation of enforcement agency.** The Lancaster Public Works and Development Services Department is hereby created and the official in charge thereof shall be known as the *building official*.

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**\*\*\*Section 105.2; under sub-title entitled "Building" delete items 1, 2,4,5,6,9, 10 and 11 and re-number as follows:**

**Building:**

- ~~1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m2).~~
- ~~2. Fences not over 7 feet (1829 mm) high.~~
3. 1. (Unchanged)
4. 2. (Unchanged)
5. 3. (Unchanged)
6. 4. (Unchanged)

- 7. 5. (Unchanged)
  - 8. 6. (Unchanged)
  - 9. 7. (Unchanged)
  - ~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
  - ~~11.~~ 8. (Unchanged)
  - ~~12.~~ 9. (Unchanged)
  - ~~13.~~ 10. (Unchanged)
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**\*\*Section 109; add Section 109.7 to read as follows:**

**109.7 Re-inspection Fee.** A fee as established by city council resolution may be charged when:

- 1. The inspection called for is not ready when the inspector arrives;
- 2. No building address or ~~permit card~~ is clearly posted;
- 3. City approved plans are not on the job site available to the inspector;
- 4. The building is locked or work otherwise not available for inspection when called;
- 5. The job site is red-tagged twice for the same item;
- ~~6. The original red tag has been removed from the job site.~~
- 76. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

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**\*\*Section 109; add Section 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:**

**109.8 Work without a permit.**

**109.8.1 Investigation.** Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

**109.8.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

**109.9 Unauthorized cover up fee.** Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

**109.10 Plan Review Fee.** A plan review fee shall be assessed at 65% of the building permit fee. Plan review fees shall be paid for at time of permit application and construction plans are submitted for review.

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***\*\*Section 113, Board of Appeal, Delete section in its entirety and replace with new Section, Means of Appeal as attached.***

### **Board of Appeals**

- (a) Any reason directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Property Standards and Appeals Board, hereinafter referred to as the “Board”, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.
- (b) Membership, rules and procedures of the Board shall be those as determined by the governing body and State law unless otherwise so stated herein.
- (1) The Board shall consist of five (5) members and (1) alternate member who are qualified by experience, common knowledge, and/or training to pass upon matters of construction and this code. Members shall be residents of the City and shall be appointed by the City Council for a term of two years. Alternates appointed shall serve a one year term. Vacancies shall be filled by appointment for unexpired terms. Any member may be removed from the Board by the City Council at will.
  - (2) Postponed hearing. When a quorum of the Board is not present to hear an appeal, the hearing will be postponed. A majority of the members (3) shall constitute a quorum of the Board. The act of a majority of the members which a quorum is in attendance shall constitute the act of the Board unless the act of a greater number is required by law.
  - (3) Chairman. The board shall annually select one of its members to serve as chairman.
  - (4) Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.
- (c) Notice of meeting. The boards shall meet upon notice from the code official within 20 days of the filing of an appeal, or at stated periodic meetings. Notice of any meeting shall be given to the public in accordance with the requirements of the Texas Open Meetings Act. All meetings shall be conducted in accordance with the Texas Open Meetings Act.

(d) Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

(e) Board decision. The board shall, only by a concurring vote of a majority of those present either modify the order of the official by granting an extension of time to make all repairs and improvements necessary to meet code requirements, enforce the recommendation of the official, or reverse the decision of the code official,

(1) Records and copies. The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the code official upon request.

(2) Administration. The code official shall take immediate action in accordance with the decision of the board.

(f) Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and within 30 days following the decision of the Board.

(g) Stays of enforcement. Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the board.

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

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

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

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**\*\*\*Section 202; add definition of Assisted Living Facilities to read as follows**

**ASSISTED LIVING FACILITIES.** A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

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**\*\*Section 202; change definition of "Atrium" as follows:**

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

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**\*\*Section 202; amend definition to read as follows:**

**HIGH-RISE BUILDING.** A building having any floor used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

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**\*\*\*Section 303.1.3; add a sentence to read as follows:**

**303.1.3 Associated with Group E occupancies.** A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, except when applying the assembly requirements of Chapter 10 and 11.

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

Fire stations

Police stations with detention facilities for 5 or less

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**\*\*Section 307.1; add the following sentence to Exception 4:**

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

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**\*\* Section 310.3.1 Residential R-1 Transient Living Occupancy: Add new section to read as follows:**

**Section 310.3.1 Residential R-1 Transient Living Occupancy,** No cooking appliances shall be stored or used within rental unit unless an approved fire sprinkler system is installed, approved and operational.

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

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

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Section 303.6.

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**\*\*Section 403.3, Exception; delete item 2.**

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**\*\*Section 404.5; delete Exception.**

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

3. A separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).
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**\*\*Section 406.8; add a second paragraph to read as follows:**

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.

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**\*\*Section 502.3 Delete section in its entirety and add the new following new section.**

**\*\*Section 506.2.2; add a sentence to read as follows:**

**506.2.2 Open Space Limits.** Such open space shall be either on the same lot or dedicated for public use and shall be assessed from a street or approved fire lane. In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway from the street or approved fire lane shall be provided for hose lay measurement pathway requirements.)

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

5. Is not open to a corridor in Group I and ~~R~~ H occupancies.
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**\*\*Section 713.14.1 Elevator Lobby. Exceptions: 4.3 change to read as follows:**

**Section 713.14.1; Exception 4.3** Elevators serving floor levels over ~~75~~ 55 feet (~~22-860 mm~~) (16 764 mm) above the lowest level of fire department vehicle access in high rise buildings.

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**\*\*Section 903.1.1; change to read as follows:**

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

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**\*\*Section 903.2; add the following:**

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

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**\*\*\*Section 903.2; delete the exception.**

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**\*\*Section 903.2.9; add Section 903.2.9.3 to read as follows:**

**[F] 903.2.9.3 Self-service storage facility.** An automatic sprinkler system shall be installed throughout all self-service storage facilities.

**Exception:** One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment.

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**\*\* Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:**

**903.2.11.3 Buildings 35 feet or more in height.** An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the *International Building Code*, having an occupant load of 30 or more that is located ~~55~~ 35 feet (~~16 764~~ 10 668mm) or more above the lowest level of fire department vehicle access.

**Exceptions:**

- ~~1. Airport control towers.~~
- ~~2. Open parking structures in compliance with Section 406.5 of the *International Building Code*.~~
- ~~3. Occupancies in Group F-2.~~

**903.2.11.7 High-Piled Combustible Storage.** For any building with a clear height exceeding 12 feet (4572 mm), see IFC Chapter 32 to determine if those provisions apply.

**903.2.11.8 Spray Booths and Rooms.** New ~~and existing~~ spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

**~~903.2.11.9 Buildings Over 6,000 sq.ft.~~** ~~An automatic sprinkler system shall be installed throughout all buildings with a building area over 6,000 sq.ft. For the purpose of this provision, fire walls shall not define separate buildings.~~

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

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**\*\*\*Section 903.3.1.1.1; change to read as follows:**

**[F] 903.3.1.1.1 Exempt locations.** When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such ...*{text unchanged}*... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
  2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
  3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
  4. ~~In rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
  5. ~~Fire service access~~ Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
  6. {Delete.}
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**\*\*\*Section 903.3.1.2.2; add the following:**

**[F]Section 903.3.1.2.2 Attics, Open Breezeways, and Attached Garages.** Sprinkler protection is required in attic spaces of such buildings two or more stories in height, open breezeways, and attached garages.

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**\*\*Section 903.3.1.3; add the following:**

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

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**\*\*Section 903.3.5 Water Supplies; add a second paragraph to read as follows:**

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

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**\*\*Section 903.4 Sprinkler system supervision and alarms; add a second paragraph after the exceptions to read as follows:**

[F] 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.

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

[F] The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

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**\*\*Section 905.2 Installation standard; change to read as follows:**

[F] 905.2 Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

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**\*\*\*Add Section 905.3.9 and exception to read as follows:**

[F] 905.3.9 Building area. In buildings exceeding 10,000 square feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

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

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**\*\*Section 905.4, item 5; change to read as follows:**

[F] 5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection shall be located to serve the roof or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

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**\*\*Section 905.4 Location of Class I standpipe hose connections; add the following item 7:**

[F] 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.

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**\*\*Section 905.9 Valve supervision; add a second paragraph after the exceptions to read as follows:**

[F] 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.

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**\*\*Add Section 907.1.4 to read as follows:**

[F] 907.1.4 Design standards. All alarm systems new or replacement shall be addressable.

Alarm systems serving more than 20 smoke detectors shall be analog addressable.

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

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

[F] 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.9 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

**Exception:** {unchanged.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
  2. Stop any conflicting or confusing sounds and visual distractions.
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**\*\*Section 907.2.3; change to read as follows:**

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

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**\*\*Section 907.2.3; add exception 1.1 to read as follows:**

**[F] Exceptions:**

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of 30 or less when provided with an approved automatic sprinkler system.
    - 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)
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**\*\*\* Section 907.4.2 Manual fire alarm boxes to read as follows:**

**[F] {Text unchanged}.....Sections 907.4.2.1 through 907.4.2. 6. 7**

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**\*\*\*Add Section 907.4.2.7 to read as follows:**

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

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**\*\*Add Section 907.6.1.1 to read as follows:**

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

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**\*\*Add Section 907.6.5.3 to read as follows:**

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

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**\*\*Section 910.1; change Exception 2 to read as follows:**

[F] 2. Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, ~~automatic-only manual~~ smoke and heat vents shall ~~not~~ be required within these areas. Automatic smoke and heat vents are prohibited.

~~\*\*\* Section 910.2 Where required to read as follows:~~

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[F] {Text unchanged} .....Sections 910.2.1 ~~and through~~ 910.2.2 4

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**\*\*Add subsections 910.2.3 with exceptions to read as follows:**

**[F] 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 m<sup>2</sup>) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

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

Exception: Buildings of noncombustible construction containing only noncombustible materials.

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**\*\*Add subsections 910.2.4 to read as follows:**

**[F] 910.2.4 Exit access travel distance increase.** Buildings and portions thereof used as a Group F-1 or S-1 occupancy where the maximum exit access travel distance is increased in accordance with Section 1016.2.2.

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**\*\*Table 910.3; Change the title of the first row of the table from “Group F-1 and S-1” to include “Group H” and to read as follows:**

Group H, F-1 and S-1

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**\*\*Add Section 912.2.3 to read as follows:**

**[F] 912.2.3 Hydrant distance.** An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

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**\*\*Section 913.1; add second paragraph and exception to read as follows:**

**[F]** 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 IFC 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 IFC Section 506.1.

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**\*\*Section 1004.1.2; delete exception:**

**1004.1.2 Areas without fixed seating.** The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

**~~Exception:~~** ~~Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.~~

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**\*\*Section 1007.1; add the following Exception 4:**

**Exceptions:**

*{previous exceptions unchanged}*

4. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1007.
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**\*\*\* Section 1007.5; Platform lifts, amend to read as follows:**

**1007.5 Platform lifts.** Platform (wheelchair) lifts . . . required *accessible route* in Section 1109.7 8, Items 1 through ~~9~~ 10. Standby power . . {remainder unchanged}

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**\*\*\*Section 1008.1.9.4; amend exceptions 3 and 4 as follows:**

**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. {Remainder unchanged}
  4. Where a pair of doors serves a Group A, B, F, M or S occupancy. {Remainder unchanged}
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**\*\*Section 1008.1.9.9; change to read as follows:**

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

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**\*\*Section 1015; add new section 1015.7 to read as follows:**

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

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**\*\*\*Section 1016; add new section 1016.2.2 to read as follows:**

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

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height;

2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm); and

3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

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**\*\*\*Section 1018.1; add exception 6 to read as follows:**  
{previous text unchanged}

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

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**\*\*Section 1018.6; amend to read as follows:**

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

{Exception unchanged}

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**\*\*Section 1026.6; amend exception 4 to read as follows:**

**Exceptions:** {Exceptions 1 through 3 unchanged}

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

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**\*\*\*Section 1028.1.1.1; delete.**

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**\*\*\*Section 1029.1; amend to read as follows:**

**1029.1 General.** In addition to the *means of egress* required by this chapter, provisions shall be made for *emergency escape and rescue openings* in Group R and I-1 ~~Group R-2~~ occupancies in accordance with ~~Tables 1021.2(1) and 1021.2(2) and Group R-3 occupancies.~~ {Remainder unchanged}

**Exceptions:**

{Exceptions 1 through 3 unchanged.}

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

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

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

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**\*\*\*Section 1203.1; amend to read as follows:**

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

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

~~\*\*\*Table 1505.1, delete footnote 1 and replace footnote 1 with the following~~

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

e. [delete]

~~\*\*\*Section 1505.7, delete the section~~

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**\*\*Section 1510.1; add a sentence to read as follows:**

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

{text of exception unchanged}

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**\*\*Section 2901.1; add a sentence to read as follows:**

**[P] 2901.1 Scope.** {existing text to remain} The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any

conflicts arise between the two chapters, the Building Official shall determine which provision applies.

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

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

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

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

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

**2902.1.3 Additional fixtures for food preparation facilities.** In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

**2902.1.3.1 Hand washing lavatory.** At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

**2902.1.3.2 Service sink.** In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the City of Lancaster's health department.

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**\*\*Section 3006.1; change to read as follows:**

**3006.1, General. Access** Elevator machine rooms shall be provided. *{Remainder unchanged.}*

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**\*\*Section 3006.4 {3006.5 if previous amendment adopted}; add a sentence to read as follows and delete exceptions 1 and 2:**

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

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**\*\*\*Section 3109.1; change to read as follows:**

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

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**\*\*\*Section 3401.6 5 Alternative Compliance.** Work performed in accordance with the *International Existing Building Code* shall be deemed to comply with the provisions of this chapter with prior approval from the *Building Official*.

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**\*\*\*Section 3401.5 6 Dangerous Conditions.** *{Remainder unchanged.}*”

**SECTION 2.** Any person, firm or corporation violating any of the provisions of this ordinance or the provisions of the Code of Ordinances of the City of Lancaster, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Lancaster, Texas, shall be subject to a fine not to exceed the sum of Two Thousand (\$2,000.00) dollars for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 3.** That all provisions of the Ordinances of the City of Lancaster, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said

ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**SECTION 5.** That this ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Lancaster, Texas, this the 22<sup>nd</sup> day of July, 2013.

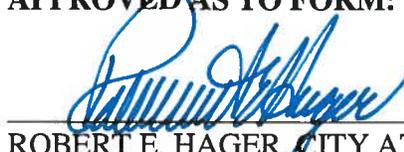
**APPROVED:**

  
MARCUS E. KNIGHT, MAYOR

**ATTEST:**

  
DOLLE K. DOWNE, CITY SECRETARY

**APPROVED AS TO FORM:**

  
ROBERT E. HAGER, CITY ATTORNEY  
(REH.aga)