



CITY OF COLLEGE STATION

Home of Texas A&M University®

**Construction Board of
Adjustments & Appeals
October 27, 2015**

**City Hall
1101 Texas Avenue
College Station, Texas**

**6:00 PM
Council Chambers**



AGENDA

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

Tuesday October 27, 2015, 6:00 PM
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas, 77840

1. Call to Order
2. Hear Visitors - At this time, the Chairman will open the floor to citizens wishing to address the Board on issues not already scheduled on today's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Board and to allow adequate time for completion of the agenda items. The Board will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)
3. Consideration, possible action, and discussion to approve meeting Minutes:
 - October 20, 2015
4. Consideration, possible action, and discussion to approve Meeting Absences:
 - Chris Novosad ~ October 27, 2015
5. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the adoption of the 2015 International Energy Conservation Code (IECC) and related amendments.
6. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the adoption of the 2014 National Electrical Code (NEC) and related amendments.
7. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the adoption of the 2015 International Fire Code (IFC) and related amendments.
8. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the adoption of the 2015 National Fire Protection Agency - 101 Life Safety Code (NFPA) and related amendments.
9. Possible action and discussion on future agenda items – A Construction Board of Adjustments and Appeals Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

10. Adjourn.

Notice is hereby given that a Regular Meeting of the Construction Board of Adjustments and Appeals of the City of College Station, Texas will be held on Tuesday October 27, 2015 at 6:00 p.m. in the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



MINUTES
CONSTRUCTION BOARD
OF ADJUSTMENTS AND APPEALS
Tuesday, October 20, 2015, 6:00 PM
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas, 77840

MEMBERS PRESENT: Chairman Linda Harvell, William McKinney, Johnny Burns, Janet Kountakis, Joe Fix and Christopher Novosad

VISITORS PRESENT: No Visitors Present

STAFF PRESENT: Lance Simms, Brian Binford, John Haislet, Kristen Hejny, and Lauren Basey

AGENDA ITEM NO. 1: Call to Order.

Chairman Harvell called the meeting to order at 5:57 p.m.

AGENDA ITEM NO. 2: Hear Visitors

No visitors spoke.

AGENDA ITEM NO. 3: Consideration, possible action, and discussion to approve meeting Minutes:

- September 29, 2015

Board Member Burns motioned to approve the minutes from September 29, 2015. Board Member McKinney seconded the motion, motion passed 6-0.

AGENDA ITEM NO. 4: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the adoption of the 2015 International Building Code (IBC) and related amendments.

Building Official Brian Binford provided a presentation to the Board illustrating a list of numerous code changes and amendments.

Board Member Fix asked if there were any changes to ventilation standards.

Building Official Binford responded that there are changes.

Board Member Fix asked if these new standards apply to the renovation of hospitals or labs.

Building Official Binford responded that while these regulations would be mainly for new construction, any renovations would have to follow the amended updated codes.

Board Member Fix asked if there were any new amendments to the foundation standards.

Building Official Binford responded that there are no changes to the foundation standards.

Board Member McKinney asked to have "domestic appliances" defined.

Building Official Binford stated that domestic appliances will be marked as such, for domestic use only.

Chairman Harvell opened the public hearing.

No one spoke.

Chairman Harvell closed the public hearing.

Board member Burns motioned to recommend approval to City Council. Board Member Kountakis seconded the motion, motion passed 6-0.

AGENDA ITEM NO. 5: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the adoption of the 2015 International Existing Building Code (IEBC) and related amendments.

Building Official Brian Binford provided a presentation to the Board illustrating a list of numerous code changes and amendments.

Board Member Fix asked if the 50 percent requirement for level three alterations was based upon square footage or valuation of the work.

Building Official Binford stated that the 50 percent is based upon the building area.

Chairman Harvell opened the public hearing.

No one spoke.

Chairman Harvell closed the public hearing.

Board Member Kountakis motioned to recommend approval to the City Council. Board member Novosad seconded the motion, motion passed 6-0.

AGENDA ITEM NO. 6: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the adoption of the 2015 International Plumbing Code (IPC) and related amendments.

Building Official Brian Binford provided a presentation to the Board illustrating a list of numerous code changes and amendments.

Board Member McKinney asked for clarification on the five-foot water column test for drain lines.

Building Official Binford stated that the proposed amendment makes the plumbing code consistent with the International Residential Code (IRC)

Board Member Fix asked for a clarification on the pressure per square inch (PSI) difference between the five-foot and the ten-foot water column.

Building Official Binford stated that there is an approximate four PSI difference.

Chairman Harvell opened the public hearing.

No one spoke.

Chairman Harvell closed the public hearing.

Board Member Novosad motioned to recommend approval to the City Council. Board member Burns seconded the motion, motion passed (6-0).

AGENDA ITEM NO. 7: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the adoption of the 2015 International Mechanical Code (IMC) and related amendments.

Building Official Brian Binford provided a presentation to the Board illustrating a list of numerous code changes and amendments.

Board Member McKinney asked about the damper opening for mechanical equipment.

Building Official Binford clarified the requirement.

Chairman Harvell opened the public hearing.

No one spoke.

Chairman Harvell closed the public hearing.

Board Member Burns motioned to recommend approval to the City Council. Board Member Kountakis seconded the motion, motion passed (6-0).

AGENDA ITEM NO. 8: Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the adoption of the 2015 International Fuel Gas Code (IFGC) and related amendments.

Building Official Brian Binford provided a presentation to the Board illustrating a list of numerous code changes and amendments.

There was general discussion amongst the Board.

Chairman Harvell opened the public hearing.

No one spoke.

Chairman Harvell closed the public hearing.

Board Member Novosad motioned to recommend approval to the City Council. Board Member Fix seconded the motion, motion passed (6-0).

AGENDA ITEM NO. 9: Discussion and possible action on future agenda items – A Construction Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There were no future agenda items.

AGENDA ITEM NO. 10: Adjourn.

Chairman Harvell adjourned the meeting at 7:17 p.m.

APPROVED:

ATTEST:

Chairperson, Linda Harvell

Kristen Hejny, Admin Support Specialist



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Chris Novosad

Request Submitted on October 1, 2015

I will not be in attendance at the meeting on October 27, 2015
for the reason specified: (Date)

I am not available. I will be out of town.

Signature Chris Novosad

2015 International Energy Conservation Code Overview of Changes

The International Energy Conservation Code (IECC) establishes regulations for the design of energy-efficient residential and commercial buildings and structures, as well as portions of factory and industrial occupancies designed for human comfort.

The State of Texas is divided into climate zones which are used in determining applicable requirements for residential and commercial energy efficiency. Insulation, window and skylight requirements for the thermal envelope for both residential and commercial buildings are based on the climate zones. The performance criteria for compliance with residential energy efficiency requirements using simulated energy analysis are also addressed.

New in the 2015 Edition

C403.3 Economizers. Exemption eligible unit size has increased from 33,000 Btu/h to 54,000 Btu/h.

R401.2 Compliance. Performance provisions have been added as a means of compliance.

R401.3 Certificate. The code now requires the permanent energy certificate to be placed on a wall in proximity to the furnace, in a utility room, or in another approved location inside the building.

R402.2.4 Access Hatches and Doors. Vertical doors that access unconditioned attics and crawl spaces do not require an R-value to match the required wall insulation.

2015 International Energy Conservation Code Proposed Amendments

Note: An asterisk at the beginning of a section identifies a new amendment with the 2015 code edition.

- G. The International Energy Conservation Code adopted by reference in Section 101.4.6, 2012 International Building Code, is hereby amended as follows:
1. Section C&R106.1 (Referenced codes and standards) is amended by adding the following to said section:

“Any reference to the ICC Electrical Code shall mean the National Electrical Code, as adopted and amended by the City of College Station.”
 2. Section C&R109 (Board of Appeals) is amended by deleting the section in its entirety.
 3. Section C402.5 (Air leakage-thermal envelope (Mandatory)) is amended by adding an exception:

“Exception: The air leakage – thermal envelope shall be considered acceptable when the items listed in Table R402.4.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved third party, independent from the installer, shall inspect and approve the thermal envelope and insulation installation.”
 4. *Table C403.3 (2) (Equipment Efficiency Performance Exception for Economizers) is amended by adding 2A directly beside 2B under “Climate Zones” in said table.

(Reason: This allows for an increase in equipment efficiency in lieu of economizers.)
 5. Section R401.3 (Certificate) is amended by deleting the existing text from said section:

“The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list “gas-fired unvented room heater,” “electric furnace” or “baseboard electric heater.” as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.”
 6. Section R402.4.1.2 (Testing) is amended by adding an exception:

“Exception: Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table R402.4.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved third party independent from the installer, shall inspect and approve the air barrier and insulation installation.”
 7. Section R403.3.1 (Insulation (Prescriptive)) is amended by adding the following to the end of the section:

“Supply and return air ducts in unconditioned spaces may have an insulation R-Value of 6 when installed in conjunction with an air conditioner having a minimum SEER rating of 14.”
 8. Section R403.3.3 (Duct Testing (Mandatory)) is amended by adding an additional exception below said section:

Exception: 2. Duct tightness shall be considered acceptable when the items listed below, applicable to the method of construction, are field verified:

Connections:

- a. Seal core to collar with UL listed mastic or at least 2 wraps of UL 181 listed tape .
- b. Secure connection with mechanical clamp placed over the core and tape.
- c. Pull jacket and insulation back over core. Use a mechanical clamp, two wraps of UL 181 listed tape or UL listed mastic to secure insulation.

Splices

- a. Butt two cores together on a 4” length metal sleeve.
- b. Secure core and sleeve with UL listed mastic or two wraps of UL 181 listed tape
- c. Secure connection with 2 clamps placed over the taped core ends.
- d. Pull jacket and insulation back over core. Use two wraps of UL 181 listed tape or UL listed mastic to secure insulation.

9. Section R403 (Systems) is amended by adding R403.13 to read as follows:

“403.13 Heating equipment. Electrical resistance heat may be used as the primary source of heating for residential use not exceeding five hundred (500) square feet in area.”

10. *Section R406.5 (Verification by approved agency) is amended by replacing the existing text with:

“The Code Official may require verification of compliance with Section R406 be completed by an approved third party.”

(Reason: This change will provide flexibility in sources when requesting supporting documentation.)

2014 National Electrical Code Overview of Changes

The National Electrical Code (NEC) is published by the National Fire Protection Association and updated every three years by issuing a new edition. The City of College Station is currently operating under the 2011 Edition of the NEC.

The 2014 NEC contains several changes when compared to the 2011 NEC, most of which are designed to provide clarity for existing code provisions. However, there are some new provisions and changes included in the 2014 NEC. The following highlights some of the new additions and significant changes included in the 2014 Edition NEC.

New in the 2014 Edition

210.8 (A) (9) & (10) Ground-Fault Circuit-Interrupter Protection for Personnel. Two areas have been added. (Where receptacles are installed within 6ft of the outside edge of the bathtub or shower stall. All receptacles in laundry areas.)

210.8 (D) Kitchen Dishwasher Branch Circuit. (GFCI protection shall be provided for outlets that supply dishwashers installed in dwelling unit locations.)

210.12 (A) Dwelling Units. (This section requires all 125 volt, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit to AFCI protected: kitchens and laundry areas have been added)

210.52 (G) (1) Garages. The branch circuit supplying garage receptacles shall not supply outlets outside of the garage and at least one receptacle outlet shall be installed for each car space.

210.64 Electrical Service Areas. (At least one 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed within 50ft of the electrical service equipment.) This excludes one- and two-family dwellings.

517.19 (C) Operating Room Receptacles. (1) Minimum Number and Supply. (Each operating room shall be provided with a minimum of 36 receptacles.

**2014 National Electrical Code
Proposed Amendments**

Note: An asterisk at the beginning of a section identifies a new amendment with the 2014 code edition.

1. Section 210.23 (A) **15- and 20- Ampere Branch Circuits.** Shall be amended to delete the reference to 15 ampere branch circuits. It shall also be amended to include the following sentence after said section:

“However, a circuit of twenty (20) amperes shall not serve more than ten openings.”
2. Table 210.24 **Summary of Branch-Circuit Requirements** shall be amended by placing an asterisk next to all 14 AWG conductors indicated in the table and by adding this footnote at the bottom of the table:

“ special note: Except for fixture wires in UL or other listed fixtures, no conductor of a size smaller than 12 AWG copper is allowed in branch circuit wiring.”
3. Section 210.52 (B) **Small Appliances** shall be amended by adding the following subsection:

“(4) **Separate Circuit Required.** A separate circuit is required for each refrigerator, deep freeze, dishwasher, disposal, trash compactor or any other load exceeding six (6) amperes.”
4. Section 210.52 (C) **Countertops** shall be amended to include after the words ‘...with 210.52 (C) (1) through (C) (5). the following sentence:

“However, a separate circuit is required for microwave ovens or any other counter top appliance with a load exceeding six (6) amperes.”
5. Section 210.52 (F) **Laundry Areas.** Shall be amended to include after the words ‘. . . for the installation of laundry equipment.’ the following sentence:

“However, a separate circuit is required for a washing machine or any other laundry appliance with a load exceeding six (6) amperes.”
6. Section 210.52 **Dwelling Unit Receptacle Outlets.** Shall be amended by adding the following subsection:

“(J) **Other Locations.** A separate circuit is required for each well pump or other outdoor loads exceeding six (6) amperes.”
7. Article 230 **Services.** Shall be amended by adding the following section:

“230.11 **Meter Mounting Heights.** Individual meters shall be mounted at a height not greater than 5'-6” or less than 4'-6" above finished grade, measured to the center line of the meter base. Meter packs shall be mounted with its horizontal centerline not greater than 4'-6” or less than 4'-0" above finished grade.”

“Exception: Meters and meter packs may be mounted at a different height by special permission of the Building Official or his designee when special conditions make the installation at the above heights impractical. “
8. Section 230.70 **General** shall be amended by adding the following subsection:

“(D) **Service Disconnecting Means for Commercial Buildings and Structures.** For commercial buildings and structures, the service disconnecting means shall be installed on the outside of the building or structure. A power operated disconnect switch (shunt trip) shall be permitted for service disconnects rated 1000 amps or more. All shunt trip

disconnecting means shall be of the maintained contact type in an approved, lockable enclosure. All service disconnects shall be clearly marked in a permanent manner.

Exception: A power operated disconnect switch (shunt trip) may be allowed on service disconnects rated less than 1000 amps, if the applicant requests an exception from the Electrical Division and Building Official and satisfies the official that one of the following criteria has been met.

- (a) A power operated disconnect switch (shunt trip) may be used for a service disconnect rated less than 1000 amps when the building or structure is served by a single transformer and the transformer is not anticipated to be used for multiple services; or
- (b) A power operated disconnect switch (shunt trip) may be used for a service disconnect rated less than 1000 amps on an existing building or structure when space is not available to mount an external disconnect.

(Reason: This was an existing amendment that was changed to require a maintained contact type, shunt trip.)

9. Article 230 **Services**. Shall be amended by adding the following section:

“230.70 (E) **Outside Disconnect Locking Device**. Factory installed key operated lock shall have an alternate locking mechanism approved by the local jurisdiction.”

(Reason: This amendment gives the City of College Station Electrical Department the ability to lock the electrical service panel in the case of an emergency or delinquent bill.)

10. Section 230.71 (A) **General** shall be amended to include the following sentence after said section:

“Any multi-tenant building larger than 5,000 square feet shall have a service disconnect.”

(Reason: This amendment was added to help correct the problem with multi-tenant lease centers having too many means of disconnect.)

11. Section 250.52 (A) (5) **Rod and Pipe Electrodes** shall be amended by deleting the section in its entirety and replacing with the following:

“**Rod and Pipe Electrodes**. Rod and pipe electrodes shall not be less than eight (8) feet in length, not less than 5/8” in diameter and shall be copper coated.”

12. Section 310.106 (B) **Conductor Material** shall be amended by adding the following Exception:

“**Exception:** Aluminum and copper-clad aluminum is not allowed in branch circuits.”

(Reason: This amendment will allow the use of aluminum wiring for service conductors and feeders.)

13. Section 320.12 **Uses Not Permitted** shall be amended by deleting the section in its entirety and replacing with the following:

“**Uses Not Permitted**. Type AC cable shall not be permitted in commercial buildings as a wiring method.”

14. Section 334.12 (A) **Types NM, NMC, and NMS**. Shall be amended to include the following subsection:

“(11) In educational occupancies as defined by the City’s “adopted building code.”

**2015 International Fire Code & National Fire Protection Agency
Overview of Changes**

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 6, "FIRE PROTECTION", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 6, "Fire Protection", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 34 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2015.

APPROVED:

NANCY BERRY, Mayor

ATTEST:

Sherry Mashburn, City Secretary

APPROVED:

City Attorney

EXHIBIT "A"

That Chapter 6, "Fire Protection", Section 1, "Fire Prevention Code", of the Code of Ordinances of the City of College Station, Texas, is hereby replaced in its entirety, as set out hereafter to read as follows:

SECTION 1: FIRE PREVENTION CODE**A. INTERNATIONAL FIRE CODE ADOPTED**

- (1) The 2015 edition of the International Fire Code, including Appendix Chapters B, C, D, E, F, G, H, I and as published by the International Code Council. Said Code is hereby adopted to the same extent as though such Code were copied at length herein, subject however to the omissions, additions, supplements, and amendments contained in this section.
- (2) The Life Safety Code Handbook, specifically the 2015 Edition published by the National Fire Protection Association, a copy of which is on file in the office of the City Secretary of the City of College Station, Texas, is hereby adopted and designated as the life safety code of the City of College Station. Said code is adopted to the same extent as though such code was copied at length herein, subject however to the omissions, additions, supplements, and amendments contained in this section.

B. AMENDMENTS TO THE INTERNATIONAL FIRE CODE

The International Fire Code, as referred to above is hereby amended as follows:

- (1) Section 101 (General) is amended by adding Section 101.6 to read as follows:

Section 101.6 (Emergency Vehicle Egress):

No part of any commercial structure will be located outside the limits of a one hundred fifty foot (150') arc from a point where fire apparatus can operate. Fire apparatus will operate on surfaces designed for such and may utilize public right-of-way, approved fire lanes and/or drive access ways to meet this one hundred and fifty foot limit but in no case shall the truck travel route be measured across grass, wooded or landscaped areas, over curbs, through fences, through ditches or across paved areas which are not designed and maintained as fire lanes".

- (2) Section 105 (Permits) is amended by adding Section 105.1.1.1 to read as follows:

Section 105.1.1.1 (Registration of Contractors):

It shall be the duty of every individual who makes contracts to construct, enlarge, alter, repair, move, or demolish any life safety systems to include but not limited to fire sprinkler systems, fire alarm systems, commercial cooking extinguishing systems, underground tanks, underground piping and underground fire supply lines of which are regulated by this code, or cause such work to be done, and every individual making such contracts and subletting the same or any part thereof, to first register with the Building Official, giving full name, residence, name and place of business, and in case of removal from one place to another to have made corresponding change to the Building Official.

- (3) Section 108 is amended by deleting the section in its entirety.
- (4) Section 109.4 (Violation Penalties) is amended by deleting the section in its entirety and replacing with the following:

Section 109.4 (Violation Penalties)

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine as described in Chapter 1 section 5 of the College Station Code of Ordinances.

- (5) Section 113.5 (Refunds) is amended by deleting the existing text in its entirety and replacing it with the following:
"The City Manager or his designee is authorized to establish a refund policy"
- (6) Section 202 (Definitions) is amended by adding "Tutorial Services" under the definition of "Occupancy Classification Assembly Group A-3".
- (7) Section 202 (Definitions) is amended by deleting the Townhouse definition and replacing it with the following:
"Townhouse. A single family dwelling unit constructed in a group of attached units separated by property lines in which each extend from foundation to roof and with open space on at least two (2) sides"
- (8) Section 307.4.2 (recreational fires) is amended by adding the following:
"This code is to include manufactured and non-manufacture fire pits/boxes."
- (9) Section 307.4 (Location) is amended by adding section 307.4.2.1:
Section 307.4.2.1 Solid fuels are strictly prohibited for recreational fires.
Exception: One- and two- family dwellings.
- (10) 308.1.4 (Open-flamed cooking devices) is amended by deleting the section including exceptions in its entirety and replacing with the following:
308.1.4 (Open-flame cooking devices)

Charcoal burners, Liquefied-petroleum-gas fueled cooking devices, and other open-flamed cooking devices shall not be stored or operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.
- (11) Section 501.4 (Timing of Installation) is amended by adding the following text at the end of the section: "There shall be no combustible, flammable or ignitable materials placed on site, lot or subdivision where waterlines, fire hydrants and/or all weather access roads capable of supporting emergency vehicles with an imposed load of at least 75,000 pounds as required by this code or other adopted code or ordinances are completed, accepted and in service."
- (12) Section 503.2.1 (Dimensions) is amended by replacing "13 feet 6 inches" with "14 feet".
- (13) Section 503.2.5 (Dead Ends) is amended by replacing "150 feet" with "100 feet".
- (14) Section 503.3 (Marking) is amended by deleting the section in its entirety and replacing with the following:
Section 503.3 (Marking)
The owner, manager, or person in charge of any building or property to which fire lanes have been approved or required by engineering shall mark and maintain said fire lanes in the following manner:

All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE - NO PARKING - TOW AWAY ZONE". Wording may not be spaced more than fifteen feet (15') apart.

In areas where fire lanes are required but no continuous curb is available, one of the following methods shall be used, in conjunction with the curb markings, to indicate that the fire lane is continuous:

Option #1: A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted in a conspicuous location at each entrance to the property. (See Diagram No. 1 for specifications on colors and lettering.)

Option #2: From the point the fire lane begins to the point the fire lane ends, including behind all parking spaces which adjoin a fire lane, shall be marked with one continuous eight inch (8") red stripe painted on the drive surface behind the parking spaces. All curbing adjoining a fire lane must be painted red. Red stripes and curbs will contain the wording "FIRE LANE - NO PARKING- TOW AWAY ZONE", painted in four inch (4") white letters. ("Figure A" in Ordinance No 1630 illustrates striping on drive surface behind parking spaces.)

In those cases where curb markings are not possible or where signs would in the Fire Official's opinion work more effectively, the Fire Marshal may require signs in lieu of curb markings.

The use of the color red to mark or stripe any curb or parking area (other than fire lanes) is prohibited within the City of College Station."

- (15). Section 503 is amended by adding Sections 503.3.1 (Fire Lane Signs; Tow-Away Zone Signs), 503.3.2 (Destruction of Fire Lane and Tow-Away Signs), 503.3.3 (Abandonment or Closing) and 503.3.4 (Authority Under Emergency Conditions) to read as follows:

503.3.1 (Fire Lane Signs; Tow-Away Zone Signs)

The owner, manager, or person in charge of any building to which fire lanes have been approved by the Engineering Division shall post and maintain appropriate signs in conspicuous places along such fire lanes stating "No Parking - Fire Lane". Such signs shall be twelve inches (12") wide and eighteen inches (18") high, with a companion sign twelve inches (12") wide and six inches (6") high stating "Tow-Away Zone".

Any "No Parking - Fire Lane" or "Tow-Away Zone" sign shall be painted on a white background with symbols, letters and border in red. Drawings and samples of such signs may be obtained from the Fire Department of the City of College Station. Standards for mounting, including but not limited to, the height above the grade at which such signs are to be mounted, shall be as adopted by the Fire Official of College Station.

Section 503.3.2 (Destruction of Fire Lane or Tow-Away Signs)

It is hereby unlawful for any person without lawful authority to attempt or in fact alter, destroy, deface, injure, knock down, or remove any sign designating a fire lane or tow-away zone erected under the terms of this code, or to deface a curb marking in any way.

Section 503.3.3 (Abandonment or Closing)

No owner, manager, or person in charge of any premises served by a required fire lane shall abandon or close such fire lane without written permission of the Fire Official of the City of College Station.

Section 503.3.4 (Authority Under Emergency Conditions)

The Fire Marshal is hereby authorized to establish fire lanes during any fire, and to exclude all persons other than those authorized to assist in extinguishing the fire or the owner or occupants of the burning property from within such lanes.

- (16). Section 503.4 (Obstruction of Fire Apparatus Access Roads) is amended by deleting the section in its entirety and replacing with the following:

Section 503.4 (Obstruction of Fire Apparatus Access Roads)

No person shall park, place, allow, permit, or cause to be parked, placed, any motor vehicle, trailer, boat, or similar obstruction within or upon an area designated as a fire lane and marked by an appropriate sign or curb marking.

- (17). Section 503 (Fire Apparatus Access Roads) is amended by adding Sections 503.4.2 (Obstructing Fire Lanes) and 503.4.2 (Enforcement; Issuance of Citations; Impoundment of Obstructions) to read as follows:

Section 503.4.2 (Obstructing Fire Lanes)

Any motor vehicle, trailer, boat, or similar obstruction found parked within an area designated as a fire lane as required by this section is hereby declared a nuisance per se and any such motor vehicle, trailer, boat, or similar obstruction parked or unoccupied in such a manner as to obstruct in whole or in part any such fire lane shall be prima facie evidence that the registered owner unlawfully parked, placed, or permitted to be parked or placed such obstruction within a fire lane.

The records of the State Highway Department or the County Highway License Department showing the name of the person to whom the Texas highway license or boat or trailer license is issued shall constitute prima facie evidence of ownership by the named persons.

Section 503.4.3 (Enforcement; Issuance of Citations; Impoundment of Obstructions)

The Fire Official or any member of the Fire Department designated by the Fire Official, the Chief of Police, or any member of the Police Department designated by the Chief of Police are hereby authorized to issue parking citations for any motor vehicle, trailer, boat, or similar obstruction found parked or unattended in or upon a designated fire lane and may have such obstruction removed by towing it away. Such vehicle or obstruction may be redeemed by payment of the towage and storage charges at the owner's expense.

No parking citations shall be voided nor shall the violator be relieved of any penalty assessed by a judge of the Municipal Court for any provision by the redemption of the obstruction from the storage facility."

- (18) Section 505.1 (Address Identification) is amended by deleting the section in its entirety and replacing with the following:

Section 505.1 (Address Identification)

An official building number placed pursuant to this ordinance must be at least four inches (4") high, and have at least a one-half inch (1/2") stroke in the main body of the number, and be composed of a durable material and of a color which provides a contrast to the background. The number shall be mounted a minimum of thirty-six inches (36") and a maximum of thirty feet (30') in height measured from ground level. Buildings located more than fifty feet (50') from the curb of a street shall have numbers at least five inches (5") in height. For the purpose of this ordinance, durable materials for use in numbering shall include, but not be limited to wood, plastic, metal, weather-resistant paint, weather-resistant vinyl, or weather-resistant numbers designed for outside use on a glass surface. For single family residences, the requirement of this section may be met by providing two inch (2") high numbers on both sides of a U.S. mailbox located near the curb in front of the house, or a freestanding structure with numbers at least four inches (4") in height.

- (19) Section 505 (Premise Identification) is amended by adding Sections 505.1.1 (Building Complex Identification), 505.1.2 (Rear Access Identification), 505.1.3 (Alley Premise Identification) and 505.1.4 (Building Complex Diagrams) to read as follows:

505.1.1 (Building Complex Identification)

A building complex composed of multiple structures shall have an official suite/unit number assigned to each building as well as a street address number. If there is sufficient street frontage, each unit or building may be assigned a separate official street address number. The official street address number of each structure as designated by the Building Official must be prominently posted on the building so that it is visible from the nearest public street. Each number designated by the Building Official for each individual suite/unit must be conspicuously posted on the suite/unit.

505.1.2 (Rear Access Identification)

Commercial buildings with rear access shall also display the business name and designated street address and suite/unit number on the rear access door.

505.1.3 (Alley Premise Identification)

Residential structures that provide for rear vehicular access from a dedicated public alley shall conspicuously post the designated numbers that comply with the size requirements above so that it is visible to the alley.

505.1.4 (Building Complex Diagrams)

The owner of a building complex which contains an enclosed shopping mall shall submit to the Fire Official four (4) copies of diagrams acceptable to the Fire Official of the entire complex, indicating the location and number of each business. When a change in a business name or location is made, the owner or manager of structure shall so advise the Fire Official in writing of the change.

- (20) Section 505.2 (Street or road signs) is amended by adding the following:

505.2.1 Street and road signs shall only be installed on streets or roadways that are approved through the platting process.

- (21) Section 507.5.1 (Where required) is amended by deleting the section in its entirety and replacing with the following:

Section 507.5.1 (Where Required)

Public fire hydrants of the City of College Station standard design shall be installed as part of the water distribution system for subdivisions and/or site developments. The Engineering Division shall approve the appropriate hydrant locations accessible to firefighting apparatus and within the maximum distances described in the following sections:

- (22) Section 507.5.2 (Inspection, Testing and Maintenance) is amended by deleting the section in its entirety and replacing with the following:

Section 507.5.2 (Inspection, Testing and Maintenance)

"Public fire hydrants shall be installed in single-family and duplex districts zoned R-1, R-1A and R-2 at such locations that no part of any structure shall be more than five hundred feet (500') from a fire hydrant as measured along the right-of-way of a public street as the fire hose is laid off the fire truck."

- (23) Section 507.5.3 (Private Fire Service Mains and Water Tanks) is amended by deleting the section in its entirety and replacing with the following:

Section 507.5.3 (Private Fire Service Mains and Water Tanks)

"Private fire hydrants shall be installed in districts other than single-family and duplex districts zoned R-1, R-1A or R-2 at such locations that no part of any structure, aboveground tanks or fueling stations, shall be more than three hundred feet (300') from a fire hydrant as measured along the right-of-way of a public street or along an approved fire lane as the fire hose is laid off the fire truck."

- (24) Section 509.2 (Equipment Access) is amended by adding the following:

"Access to the fire sprinkler riser must be on the exterior of the structure unless authorized by the fire code official or his designee"

- (25) Table 803.9 (Interior Wall and Ceiling Finish Requirements by Occupancy) is amended by deleting the existing text in footnote "d" and replacing it with the following:

"Class A interior finish material shall be required in all areas of all assembly occupancies, whether fire sprinkler system is present or not, except as provided for in notes e and f below."

- (26) Section 903.1 (General) is amended by adding the following text at the end of said section:
"For the purpose of this section, the term "fire area" shall be replaced with "building area"
- (27) Section 903.2 (Where required) is amended by adding the following text at the end of the section:
In addition to the requirements of this section, an automatic sprinkler system shall be provided throughout all new buildings and structures as follows:
1. Where the total building area exceeds 12,000 square feet in area.
 2. Where the height exceeds two stories, regardless of area.
- (28) Section 903.2.1.6 (Assembly occupancies on roofs) is amended by deleting the exception in its entirety
- (29) Section 903.2.3 (Group E) is amended by deleting the exception in its entirety.
- (30) Section 903.2.4 (Group F-1) is amended by deleting item "2" and "3".
- (31) Section 903.2.7 (Group M) #2 is amended by replacing "three stories above grade" with "two stories in height" and by deleting #3 in its entirety.
- (32) Section 903.2.8(Group R) is amended by deleting the section in its entirety.
- (33) Section 903.2.9 (Group S-1) is amended by replacing "three (3) stories above grade" with "two (2) stories above grade" in item "2" and by replacing "twenty-four thousand (24,000) square feet" with "twelve thousand (12,000) square feet" in item "3".
- (34) Section 903.2.10 (Group S-2 enclosed parking garage) is amended by deleting the exception in its entirety.
- (35) Section 907.5.2.3.1 (Visible alarms) is amended by deleting the exception and adding Section 907.5.2.3.1.1 to read as follows:
Section 907.5.2.3.1.1 (Employee work areas)
Where a fire alarm and detection system is required, employee work areas shall be provided with devices that provide audible and visible alarm notification.
- (36) Section 912.2 (Location) is amended by adding the following:
Section 912.2.3 (Distance) Fire department connection shall not be located further than 100 feet from the fire hydrant measured by lay of hose from the engine.
- (37) Section 1004.2 (Increased occupant load) is amended by deleting the section in its entirety.
- (38) Section 1004.3 (Posting of occupant load) is amended by adding the following text to the end of said section:
"For the purposes of this section, the occupant load shall be the number of occupants computed at the rate of one (1) occupant per unit of area as prescribed in Table 1004.1.2."
- (39) Section 1103 (Fire Safety Requirements for Existing Buildings) is amended by deleting this section in its entirety.
- (40) Section 2304.1 (Supervision of Dispensing) is amended by deleting the section in its entirety and replacing with the following:
Section 2304.1 (Supervision of Dispensing)

The dispensing of flammable or combustible liquids into the fuel tank of a vehicle or into an approved container shall be under the supervision of a qualified attendant except service stations not open to the public. Such stations may be used by commercial, industrial governmental or manufacturing establishments for fueling vehicles in connection with their business.”

- (41) Section 2304.3 (Unattended Self-Service Motor Fuel Dispensing Facilities) is amended by deleting the section in its entirety.
- (42) Section 2304.3.1 (General) is amended by deleting the section in its entirety.
- (43) Section 2304.3.2 (Dispensers) is amended by deleting the section in its entirety.
- (44) Section 2304.3.3 (Emergency Controls) is amended by deleting the section in its entirety.
- (45) Section 2304.3.4 (Operating Instructions) is amended by deleting the section in its entirety.
- (46) Section 2304.3.5 (Emergency Procedures) is amended by deleting the section in its entirety.
- (47) Section 2304.3.6 (Communications) is amended by deleting the section in its entirety.
- (48) Section 2304.3.7 (Quantity Limits) is amended by deleting the section in its entirety.
- (49) Section 5706.6.1.2 (Leaving Vehicle Unattended) is amended by deleting the section in its entirety and replacing with the following:

Section 5706.6.1.2 (Leaving Vehicle Unattended)

At no time while discharging flammable, combustible or ignitable liquids shall the driver or operator be out of sight and reach of the discharge valves. If at any time while discharging flammable, combustible or ignitable liquids, the driver or operator must leave the vehicle for any reason, he or she shall shut down all valves until his or her return and shall be totally responsible for any and all spillage. When the delivery hose is attached to the vehicle it is presumed to be discharging flammable, combustible or ignitable liquids.

- (50) Appendix D Section D103.4 (Dead Ends) and Table D103.4 are amended by replacing "150 feet" with "100 feet".

C. AMENDMENTS TO NFPA LIFE SAFETY CODE:

- (1) Section 24.3.5.1 is amended by deleting the section in its entirety.
- (2) Section 43.6.4.1 is amended by deleting this section in its entirety and replacing with the following:

Section 43.6.4.1

In a building with rehabilitation work areas involving over 50% of the aggregate building area an automatic fire sprinkler system shall be installed to the code applicable to new construction for this type of occupancy.

- (3) Section 43.6.4.2 is amended by deleting the section in its entirety.
- (4) Section 43.6.4.4 is amended by replacing “up to and including the highest rehabilitation work area floor” with “highest floor”.

SECTION 2: FIRE DISTRICT

A. FIRE DISTRICT DESCRIBED

The fire district referenced in any code or ordinance adopted by the City of College Station shall be construed to be the following described area.

- (1) (a) Beginning at the south corner of Farm Highway No. 60 and Old Highway No. 6, Block 8 Boyett Addition;
- Thence northeast along center of Farm Highway No. 60 through Blocks 8,1, and 2 to east corner of Tauber Street and Farm Highway No. 60;
- Thence northwest approximately one hundred eighty-nine feet (189');
- Thence southwest to east corner of Block 1, Lot 21, to corner of Main and Patricia Streets;
- Thence northwest approximately fifty feet (50');
- Thence southwest approximately one hundred ninety feet (190') which includes Lots 21 to 26 inclusive, also Block 1, Boyett Addition;
- Thence northwest approximately one hundred fifty feet (150') to the Church Avenue;
- Thence southwest approximately fifty-two feet (52') to Patricia Street which includes Lots 18 to 27 and 28, Block 1, Boyett Addition;
- Thence southwest on Patricia Street to Old Highway No. 6;
- Thence southeast approximately two hundred feet (200') along center of Old Highway No. 6 to the place of beginning.
- (b) Save and except the area described as follows:
- Beginning at the intersection of the northwest right-of-way line of the University Drive and the northeast right-of-way line of Boyett Street;
- Thence northwest along the northeast right-of-way line of Boyett Street to the southeast right-of-way line of Patricia Street.
- Thence northeast along the southeast right-of-way line of Patricia Street approximately two hundred thirty-five feet (235');
- Thence southeast through Lot. No. 11, Block No. 1, Boyett addition, twenty-five feet (25') from and parallel to the line between Lot No. 11 and Lot No. 12 to the northwest right-of-way line of University Drive;
- Thence southwest along the northwest right-of-way line of University Drive to the place of beginning and being all of Lot No. 13, all of Lot No. 12, and the southwest twenty-five feet (25') of Lot No. 11, Block No. 1, Boyett Addition.
- (2) Beginning at the corner of George Bush Drive and Montclair Street, Block 8, West Park Addition;
- Thence southwest along centerline to Highlands Street, which includes Lots 1 to 13 inclusive;
- Thence southeast along centerline of Highlands Street, one hundred feet (100') to alley;
- Thence northeast to east corner of Lot No. 1, Block No. 8, Montclair Avenue;
- Thence northwest one hundred feet (100') to place of beginning.

B. FIRE MARSHAL TO INVESTIGATE ALL FIRE

The Fire Marshal shall investigate the cause, origin, and circumstances of every fire occurring within this city by which property has been destroyed or damaged, and shall especially make investigation as to whether such fire was the result of carelessness or design. Such investigation shall begin within twenty-four (24) hours, not including Sunday, of the occurrence of such fire. The Fire Marshal shall keep in his office a record of all fires together with all facts, statistics, and circumstances, including the origin of the fires and the amount of the loss, which may be determined by the investigation required by this section.

C. FIRE MARSHAL TO TAKE TESTIMONY AND FURNISH EVIDENCE

The Fire Marshal, when in his opinion further investigation is necessary, shall take or cause to be taken the testimony, on oath, of all persons supposed to be cognizant of any facts or to have means of knowledge in relation to the matter under investigation, and shall cause the same to be reduced to writing; and if he shall be of the opinion that there is evidence sufficient to charge any person with the crime of arson, or with the attempt to commit the crime of arson, or of conspiracy to defraud, or criminal conduct in connection with such fire, he shall cause such person to be lawfully arrested and charged with such offense or either of them, and shall furnish to the proper prosecuting attorney all such evidence, together with the names of witnesses and all of the information obtained by him, including a copy of all pertinent and material testimony taken in the case.

D. MARSHAL TO SUMMON WITNESSES

The Fire Marshal shall have the power to summons witnesses before him to testify in relation to any matter which is by the provisions of this section a subject of inquiry and investigation, and may require the production of any book, paper, or document deemed pertinent thereto. The said Fire Marshal is hereby authorized and empowered to administer oaths and affirm to any persons appearing as witnesses before him.

E. UNLAWFUL TO DISOBEY ANY LAWFUL ORDER OF FIRE MARSHAL

Any witness who refuses to be sworn, or who refuses to appear to testify, or who disobeys any lawful order of said Fire Marshal, or who fails or refuses to produce any book, paper, or document touching any matter under examination, or who is guilty of any contemptuous conduct during any of the proceedings of the Fire Marshal in the matter of said investigation or inquiry, after being summoned to give testimony in relation to any matter under investigation as aforesaid, shall be deemed guilty of a misdemeanor; and it shall be the duty of the Fire Marshal to cause all such offenders to be prosecuted. Provided, however, that any person so convicted shall have the right of appeal. Upon conviction, such person shall be punished in accordance with Chapter 1, Section 5 of this Code of Ordinances.

F. INVESTIGATIONS BY FIRE MARSHAL MAY BE PRIVATE

All investigations held by or under the direction of the Fire Marshal may, in his discretion, be private, and persons other than those required to be present may be excluded from the place where such investigation is held, and witnesses may be kept separate and apart from each other and not allowed to communicate with each other until they have been examined.

G. FIRE MARSHAL MAY ENTER BUILDINGS WHERE FIRE HAS OCCURRED

The Fire Marshal shall have the authority at all times of day or night, when necessary, in the performance to the duties imposed upon him by the provisions of this section, to enter upon and examine any building and premises adjoining or near the same, which authority shall be exercised only with reason and good discretion.

H. FIRE MARSHAL TO MAKE PERIODIC INSPECTIONS AND REPORTS, AGGRIEVED PERSONS MAY APPEAL

The Fire Marshal, upon complaint of any person having an interest in any building or property adjacent and without any complaint, shall have a right at all reasonable hours, for the purpose of examination, to enter into and upon all buildings and premises within the city, and it shall be his duty, to enter upon and make or cause to be entered and made, a thorough examination of all

mercantile, manufacturing, and public buildings, together with the premises belonging thereto. Whenever he shall find any building or other structure which, for want of repair, or by reason of age, or dilapidated condition, or for any cause, is especially liable to fire, he shall order the same to be removed or remedied, and such order shall be forthwith complied with by the owner or occupant of said building or premises. Provided, however, that if said owner or occupant deems himself aggrieved by such order, he may, within five (5) days, appeal to the Construction Board of Adjustments and Appeals, who shall investigate the cause of the complaint and unless by his authority the order is revoked, such order shall remain in force and be forth with complied with by said owner or occupant.

I. UNLAWFUL TO MAINTAIN FIRE HAZARDS

Any owner or occupant of a building or other structure or premises, who shall keep or maintain the same when, for want of repair, or by reason of age or dilapidated condition, or for any cause, it is especially liable to fire and which is so situated as to endanger buildings or property of others, or is especially liable to fire and which is so occupied that fire would endanger other persons or their property therein, shall, upon conviction, be punished in accordance with Chapter 1, Section 5 of this Code of Ordinances.

J. OWNERS WHO MAINTAIN HAZARDS GUILTY OF MISDEMEANOR

Any owner or occupant of any building, structure, or other premises, who shall keep or maintain the same with an improper arrangement of a stove, range, furnace, or other heating appliance of any kind whatever, including chimneys, flues, and pipes with which the same may be connected so as to be dangerous in the matter of fire, or health, or safety of persons or property of others; or who shall keep or maintain any building, other structure, or premises with any improper arrangement of a lighting device or system, or with a storage of explosives, petroleum, gasoline, kerosene, chemicals, vegetable products, ashes, combustibles, inflammable materials, refuse, or with any other condition which shall be dangerous in character to the persons, health, or property of others; or which shall be dangerous in the matter of promoting, augmenting, or causing fires; or which shall create conditions dangerous to firemen or occupants of such building, structure, or premises other than the maintainer thereof, shall be punished in accordance with Chapter 1, Section 5 of this Code of Ordinances.

K. VIOLATORS TO BE NOTIFIED BEFORE PROSECUTION

No prosecution shall be brought under Subsections I and J of this section until the order provided for in Subsection H be given and the party notified shall fail or refuse to comply with the same.

L. RECOVERY OF PENALTIES

The penalties provided for herein shall be recovered by the City in the same manner as provided by law for the enforcement of fines, forfeitures, and punishments for offenses against the city.

SECTION 3: ARSON REWARD**A. AMOUNT AUTHORIZED**

The Mayor of the City of College Station is hereby authorized and empowered to offer a reward of not less than Two Hundred Fifty Dollars (\$250.00) payable to the person or persons who shall be responsible for the arrest and conviction of any person committing in said city the crime of arson as same is defined by the Penal Code of the State of Texas.

B. PROCEDURE FOR PAYMENT

Whenever the Mayor shall be informed that any fire occurring in said city was of an incendiary origin, he shall call for a report of same by the City Fire Marshal, and if said Fire Marshal shall report that such fire was caused by the commission of the crime of arson, it shall become the duty of said Mayor to offer the reward above described, which reward shall be in the form of a proclamation duly issued by said Mayor under his official signature and attested by the seal of the city, and shall be posted up in a conspicuous place, one (1) of which shall be at the city office in said city in accordance with the regulations of the Texas Fire Insurance Department. Upon the information being given by any person who shall cause the arrest and conviction of such persons so guilty of a specific crime of arson for which said reward shall be offered, and after the indictment of said person or persons, the person so giving such information shall be entitled to receive from said city such reward.

(Ordinance No. 2529 of November 1, 2001)

SECTION 4: BURN BAN**A. BRAZOS COUNTY ISSUANCE OF A BURN BAN**

Upon the issuance of a burn ban by Brazos County the City of College Station will assume the burn ban for the same timeframe.