

**AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON THURSDAY, MARCH 25, 2004 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

- I. CALL TO ORDER**
  
- II. PURPOSE OF WORKSHOP – DISCUSSION AND POSSIBLE ACTION ON PLANNING & ZONING COMMISSION'S RECOMMENDATIONS DISCUSSED AT THE MEETING OF FEBRUARY 24, 2004 REGARDING THE COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT CODE.**
  
- III. ADJOURNMENT**

**This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.**

**Posted in accordance with the Texas Local Government Code, Chapter 551, on the 19<sup>th</sup> day of March, 2004, at 4:30 PM.**

**Removed on the 29<sup>th</sup> day of March, 2004.**

**AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 29, 2004, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

- 1. COMMISSION INPUT AND DISCUSSION:** REGARDING PROPOSED PLANNED UNIT DEVELOPMENT (PUD) FOR A 148 +/- ACRES TRACT, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF SH 288 AND BELTWAY 8 ALONG FUTURE EXTENSION OF KIRBY DRIVE. *Mr. Bill Eisen, City Manager.*
- 2. COMMISSION INPUT AND DISCUSSION:** REGARDING THE ADOPTION OF THE 2000 INTERNATIONAL BUILDING CODES AND LIFE SAFETY CODES. *Mr. Bill Eisen, City Manager.*

**III. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

Posted this 25 day of March 2004 A.D.  
Removed this 30<sup>th</sup> day of March 2004 A.D.

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**III. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

**AGENDA REQUEST  
BUSINESS OF THE PLANNING & ZONING COMMISSION  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> 3-29-04	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> 3-22-04	<b>DEPARTMENT OF ORIGIN :</b> Com. Development
<b>PREPARED BY:</b> Tobin E. Maples	<b>PRESENTOR:</b> Steve Chapman & Kola Olayiwola
<b>SUBJECT:</b> Workshop Regarding the Adoption of the 2000 International Building Codes and Life Safety Codes	
<b>EXHIBITS:</b> See attachments	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>FUNDS AVAILABLE</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

Currently, commercial (nonresidential) structures are permitted under the 1997 SBCCI (Southern Building Code Congress International) and the 1997 Standard Fire Prevention Code. At tonight's workshop, staff will be presenting (PowerPoint presentation) the International Family of Codes, which includes Building (IBC), Fire/Life Safety (IFC), Plumbing (IPC), Gas (IGC), and Mechanical (IMC) codes. The International Family of Codes are the most widely utilized codes within the municipal building industry and are stand-alone codes that address the design and construction of structures that fall beyond the scope of the International Residential Code adopted by the City last year. The International Fire Code serves as the prescriptive guide towards assuring life safety within the built space.

As stated within the City Charter, the Planning and Zoning Commission is charged with recommending to the City Council the amendment, extension and revision of the building code. The intent of tonight's workshop is to receive input from the City Council and Planning and Zoning Commission with the goal of scheduling this item for consideration in April.

**RECOMMENDED ACTION**

Discuss International Family of Codes and direct staff accordingly.

# FIRE CODE

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## Article III. Fire Code

- | EXISTING                                                                                                                                                                                                                    | PROPOSED                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• City Ordinance Sec. 10-46:</li><li>• 1997 Standard Fire Prevention Code.</li><li>• 1997 NFPA 101 - Life Safety Code.</li><li>• 1997 NFPA 1 - National Fire Code Handbook.</li></ul> | <ul style="list-style-type: none"><li>• Remove Existing.</li><li>• Adopt New:</li><li>• 2000 International Fire Code.</li><li>• 2000 NFPA - 101 Life Safety Code.</li></ul> |

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## Why Adopt the New Codes?

- Latest Minimum Standards for Fire and Life Safety that apply to new and existing structures.
- Save lives & build safer buildings.
- Maintain pace with current trends and other jurisdictions.
- Acquire credit for ISO - Texas Addendum
- Codes change based on statistics collected on fires resulting in deaths, injuries & property loss.

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### *Why Amend the New Codes?*

- Clarification/Interpretation of what is written.
- Some sections are open ended and authority driven.
- Redefine existing outdated City Ordinances as related to the Fire Code.
- Codes are minimum standards. We should apply more than minimum standards in regards to life safety and the prevention of property loss due to fire.
- To partner better with our Fire Department in an effort to maintain a safer Pearland.

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### *Amendment 1- Fire Lanes*

#### EXISTING

- Ch. 10, Article VI - "Fire Lanes" (1982):
- Fire lanes not adequately addressed.

#### PROPOSED

- Remove Existing.
- Replace with new Ordinance.
- Amend 2000 International Code to reference new ordinance.

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### *Why?*

- Existing Ordinance outdated/unspecific: No reference to adopted Fire Code.
- Only one option for marking of fire lanes. Not always practical.
- New ordinance is specific. Two options for marking fire lanes, thereby benefiting the business/property owner.

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### Amendment 2 - Key Boxes

#### EXISTING

- 2000 International Fire Code, Section 506, Par. 506.1 WHEN REQUIRED: "Where access to or within a structure or area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes..."

#### PROPOSED

- Remove existing and replace with:
- "All new construction, a 50% or more renovation of an existing structure, or any building with a monitored fire alarm/sprinkler system shall be required to have a key box."

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### -Why?

- Existing is not specific enough regarding which buildings should have a Key Box.
- Key Accountability SOP in place.
- Installation options. (Building esthetics).
- Reduces potential for property damage.
- Enables quicker Fire Department access.

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### Amendment 3 - Group Homes

#### EXISTING

- ✓ State *licensing* previously required facilities over 3 clients in Foster Care, Residential Day Cares, or Personal Care Homes have a fire inspection.
- ✓ Still required to *register* with the state.
- ✓ State no longer inspects facilities less than 12 clients.

#### PROPOSED

- ✓ Require Residential Day Cares, Personal Care Homes, and Foster Care Homes over 3 clients to be permitted by the city of Pearland.
- ✓ Fire Inspection w/ Fee.
- ✓ NFPA 101-Life Safety Code Compliance.

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*Why?*

- Fire Marshal's Office already inspecting them.
- Location of facilities should be regulated.
- Save lives, prevent fires, keep unregulated facilities out of the city.

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*Amendment 4 - Residential Fire Alarms*

<p><b>EXISTING</b></p> <ul style="list-style-type: none"> <li>• New installations in <i>existing</i> homes do not have to comply with 2000 Residential Standard... [Smoke Detectors not required in bedrooms or interconnected]</li> <li>• Alarm companies installing these detectors to reduce costs... not properly educating the consumer.</li> </ul>	<p><b>PROPOSED</b></p> <ul style="list-style-type: none"> <li>• Any new automatic fire alarm installation to comply with the 2000 Residential Standard.</li> <li>• Smoke detectors inside all bedrooms, in the hall, one on each floor.</li> <li>• Hardwired, Battery Backup, Interconnected.</li> </ul>
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*Why?*

- Existing code only requires a smoke detector in the hallway on new burglar/fire alarm installations in *existing* residential homes.
- The 2000 Standard for new residential installations requires smoke detectors be located inside and outside bedrooms and interconnected together to insure better detection & occupant notification.

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## Amendment 5 – Multi-family Dwellings

### EXISTING

- ❖ Multi-family dwellings: more than 2 stories, or more than 16 units required to be sprinklered.
- ❖ Hotels: Sprinklers required. Exception: Not more than 3 stories with an exit leading to an exit access.

### PROPOSED

- ❖ All multi-family dwellings are required to be fully sprinklered regardless of height or number of units. Including balconies, patios and porches.
- ❖ All hotels are required to be sprinklered regardless of height or arrangement of exits.

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### Why?

- ❖ Apartment fires common.
- ❖ Usually very large and hard to fight.
- ❖ Large numbers of families usually affected.
- ❖ You can't 'fire prevent' yourself from the guy next door!
- ❖ Bar-B-Que pits being used on patios. Not allowed, but common place.
- ❖ If patio is sprinklered it's allowed per code.
- ❖ NFPA-13R doesn't require sprinklers on patios.
- ❖ We are requiring it with this amendment.

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## Amendment 6 - Storage

### EXISTING

- ❖ Mini-storage facilities over 12,000 sq.ft. or more than 3 stories in height required to be fire sprinklered.
- ❖ Being constructed larger than 12,000 sq. ft.
- ❖ Fire walls being erected every 12,000 sq.ft. to avoid sprinklers.

### PROPOSED

- ❖ Sprinklers required in all storage facilities over 5,000 sq. ft., regardless of height.
- ❖ Fire separations every 5,000 sq. ft. *not* an exception to sprinklers.

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*Why?*

- ❖ Numerous Mini-storage facilities being constructed throughout the city.
- ❖ Everything one can imagine being stored.
- ❖ Storage is unregulated.
- ❖ Potential for extremely dangerous fire.
- ❖ Delay in receiving fire call due to unoccupied structure.
- ❖ Greatly assists Fire Department in quickly containing and extinguishing the fire.

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*Amendment 7 - Assemblies*

<p style="text-align: center;"><b>EXISTING</b></p> <ul style="list-style-type: none"> <li>• &gt;300 occupants: Fire Alarm system required.</li> <li>• &gt;1000 occupants: Emergency Voice Alarm Evacuation (EVAC) system required.</li> <li>• NFPA 101 - Life Safety Code: facilities &gt;300 occupants, <i>not</i> 1000, must install EVAC system.</li> </ul>	<p style="text-align: center;"><b>PROPOSED</b></p> <ul style="list-style-type: none"> <li>• Amend 2000 International Fire Code to match Life Safety Code for all new assemblies, thus requiring an (EVAC) fire alarm system.</li> </ul>
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*Why?*

- Assembly occupancies accommodate large numbers of people under one roof.
- Likelihood of panic exists.
- Provides a less stressful alarm.
- Promotes safe and orderly evacuation.
- Pre-recorded or live instructions.

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**Amendment 8 – Commercial Fire Alarms**

**EXISTING**

- Typically not required to be monitored or have smoke detection based on occupancy.
- Only *manual* operation usually required.
- When sprinklers required, then monitoring is required.

**PROPOSED**

- Monitoring required.
- At least one type of *automatic* detection required: (smoke, heat, sprinklers).
- *Manual* operation only not acceptable.

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**Commercial Fire Alarms**

**EXISTING**

- When Sprinklered: manual operation allowed to be omitted adjacent to exit doors.
- Fire alarm panels *may be* addressable and *may be* in a '*constantly attended location*' for panel *supervision*.

**PROPOSED**

- Manual operation *may not* be omitted when sprinklers installed.
- Fire alarm panels and communicators *shall be* addressable and provide occupant notification throughout the building.

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**Why?**

- ✓ Earlier detection of fires
- ✓ Insure complete occupant notification.
- ✓ No such thing as a '*constantly attended location*'.
- ✓ Fire Alarms can prevent excessive property loss, in addition to saving lives.
- ✓ Early detection *plus* monitoring gets the Fire Department there quicker, saves lives, and prevents property loss .
- ✓ Addressable systems help the Fire Department locate the fire quicker and increases Firefighter safety & survival.

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**Amendment 9 - Fire Department Connection (FDC)**

**EXISTING**

- o 1997 Standard Fire Prevention Code: requires FDC street side and within 100' of a Fire Hydrant.
- o 2000 International Fire Code: requires fully visible, located at nearest point of fire apparatus access, located so as not to obstruct other fire apparatus from approaching.
- o Location of FDC and hydrant shall be approved by code official.

**PROPOSED**

- o Adopt and amend 2000 International Fire Code:
- o FDC shall be street side, remotely located along a fire apparatus access road, and as much as is practical, at a distance greater than the height of the building.
- o FDC shall have a 5" Storz Connection with locking cap and be within 100' feet of a fire hydrant.

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**Why?**

- When an FDC is used:  
There is a water supply problem and/or the fire is overwhelming the fire sprinkler system.
- At this point, the apparatus should not be close to the building and should be located so as to protect the firefighters and apparatus in the event of a building collapse.
- A fire hydrant should be in close proximity to the FDC to supply the apparatus with water via large diameter hose (LDH).

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**Amendment - 10 Exits**

**EXISTING**

- <75 feet travel distance and occupant load of 50 or less, on ground level: Only one exit required.
- Exit Door swing does not have to swing out until occupant load is over 50.

**PROPOSED**

- Assembly, Business, Mercantile, Educational and other Hazardous occupancies, travel distance >50 feet to an exit:  
A remotely separate exit required, on a separate plane, with exit door swing in the direction of egress, regardless of occupant load.

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*Why?*

- Insure safer evacuation of all occupants in an emergency in new commercial structures.
- Second ingress/egress for Firefighters enhancing their safety.
- New commercial structures over 50 feet deep will have a second egress, thereby providing a safer business.

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*Amendment -11 Tires*

EXISTING

- o Tire storage shall be restricted to piles not exceeding 5,000 sq.ft.
- o Piles shall not exceed 50,000 cubic ft. in volume or 10 feet in height.

PROPOSED

- o Amend 2000 International Fire Code to address incoming and outgoing tires on trucks or trailers.
- o Tires placed on the ground for 24 hours shall be placed in non-combustible racks.

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*Tires*

- o Regardless of being whole, split, shredded, or chopped:
- o Tires not intended for retail or wholesale consumption shall not be allowed to accumulate. Tires shall be removed from premise regularly and not allowed to over-accumulate, creating a public nuisance, health, or fire hazard.

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*Why?*

- o Over accumulation of tires a serious problem with serious consequences.
- o Fire, Health, Environmental & Appearance.
- o Do not want a large tire fire in the city.
- o Very costly.
- o Very dangerous.

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*Amendment 12 - Permits*

PROPOSAL

- Ch. 45, 2000 International Fire Code: PERMITS
- Amend City Ordinance: Remove Sections 10-92 through 10-101 in their entirety.
- Reference 2000 International Fire Code, most current NFPA Standards and DOT Regulations for handling, storing, and transporting of Hazardous Materials.

PROPOSAL (cont.)

- List the specific amounts permissible, per the permits currently required by the city, and add new categories.
- Type I Permit-(includes review, inspection, testing, and permitting):
- Fees to be a percentage of the value as required through current building permit process.
- Required permitting of Installed Fire Protection Systems.

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*Permits*

- Adopt certain fees as related to types of permits.
- Temporary storage tanks (Hazardous Liquids/Gases).
- State licensed facilities that we inspect for fire code compliance (daycares, group homes).

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*Why?*

- Become more familiar with specific hazards located within the city.
- Insure adequate maintenance of and properly regulate what is being installed and to what standard it is installed.
- Insure a greater margin of safety for the general public and for our First Responders.
- Become better prepared for a Haz-Mat emergency and ultimately avert a disaster.

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*Amendment 13 - Bar-B-Que Pits*

<p style="text-align: center;"><b>EXISTING</b></p> <ul style="list-style-type: none"> <li>• Open-flame cooking devices, Bar-B-Que Pits shall not be operated on combustible balconies or within 10 feet of a structure.</li> </ul>	<p style="text-align: center;"><b>PROPOSED</b></p> <ul style="list-style-type: none"> <li>• Add: Charcoal burners, solid fuel cookers, &amp; Bar-B-Que pits shall not be used inside a structure unless specifically intended and listed for inside use.</li> </ul>
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*Why?*

- To avoid non-listed cookers being used inside structures.
- Very dangerous inside structures.
- Can easily cause a fire and create an extreme health hazard.
- Only listed cookers should be used inside structures, regardless of whether they are located under a vent hood system.

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### Amendment 14 - Standpipes

- Class I Standpipes: *Firefighter* use only.
- Class II Standpipes: *Occupant* use only.
- Class III Standpipes: *Combination* Firefighter and Occupant use.
- Amend to read:  
When a standpipe is required, Class I & III will be the only type acceptable.
- Remove all Sections referencing Class II Standpipes.

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### Why?

- Occupants should not be trying to fight the fire, they should be evacuating.
- Potential delay in evacuation and calling 911.
- Hoses and nozzles installed generally go unmaintained and deteriorate quickly.
- Water pressure is often limited and occupants are not adequately trained on the proper use of the equipment.

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### Amendment 15 – Excessive False Fire Alarms

- | EXISTING                                                                                                                                                                                                                                                                                                                                                                                         | PROPOSED                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Currently no ordinance addressing excessive False Fire Alarms.</li><li>• No provision to require annual Fire Alarm Permit.</li><li>• Do have ordinance addressing Excessive False Alarms for Security Alarms.</li><li>• Provides fine for more than 5 False Alarms per calendar year.</li><li>• Requires annual permit for the Security Alarm.</li></ul> | <ul style="list-style-type: none"><li>• Add Article VII - Excessive False Fire Alarms: [mirror current Excessive False Security Alarm Ordinance].</li><li>• Amend with:<ul style="list-style-type: none"><li>• More than 5 False Fire Alarms per calendar year will result in a fine.</li><li>• All fire alarms will require annual permitting. Only one fee to be assessed if premises protected by both Fire &amp; Security Alarm.</li></ul></li></ul> |

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*Why?*

- Become more familiar with location of alarmed facilities.
- Reduce number of costly/unnecessary responses to false fire alarms.
- Recover some of those costs.
- Maintain up to date emergency information database on protected buildings.
- Insure Fire Alarm Systems are being adequately maintained.

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*Amendment-16*  
*Fixed Fire Suppression System*

<p><b>EXISTING</b></p> <ul style="list-style-type: none"> <li>• 2000 International Fire Code, Sec. 904.3.5-Monitoring:</li> <li>• Where a building fire alarm system is installed, automatic fire-extinguishing systems shall be connected to the alarm.</li> </ul>	<p><b>PROPOSED</b></p> <ul style="list-style-type: none"> <li>• Add additional paragraph:</li> <li>• If the building has no fire alarm, the fixed fire-extinguishing system shall have a local electronic bell or horn to provide occupant notification upon activation of the system.</li> </ul>
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*Why?*

- Insure occupant notification of Automatic Fire Extinguishing System activation.
- Initiate a more timely evacuation of occupants in a kitchen fire emergency.

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*Adopt 2000 International  
Mechanical Code*

EXISTING

- 1997 Standard Mechanical Code.
- Code of Ordinances, Ch. 7, Article III, Sec. 7-51.

PROPOSED

- Adopt 2000 International Mechanical Code.
- Code of Ordinances, Ch. 7, Article III, Sec. 7-51.

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*Why?*

- Maintain pace with current standards.
- Correlate with the adoption of 2000 International Codes
- Avoid potential conflicts between codes.

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*Amendment 1*

EXISTING

- Sec. 606.1-Smoke Detection Systems Control:
- When air handling systems are over 2,000 cfm, a smoke/duct detector is required on the *return* air side.

PROPOSED

- require smoke/duct detector on *supply* side, to match NFPA Mechanical Code.
- Detector required in both codes, on *both* supply and return, when over 15,000 cfm.

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### Amendment 1-(cont.)

#### EXISTING

- Detector allowed to annunciate as *supervisory* signal when connected to a fire alarm. (no occupant notification or automatic Fire Department response).
- Air handler required to shut down.
- Detectors often difficult to locate as a result of being installed in less than obvious locations.

#### PROPOSED

- Detectors required to annunciate as *alarm* signal, activating the fire alarm, initiating building evacuation and F. D. response.
- Remote indicator required below ceiling to readily identify location of detector.
- Connection to fire alarm system required, if one is installed.
- If no fire alarm, remote audible and visual indicator required.

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#### Why?

- Earlier detection, initiating quicker shut down.
- Fire will usually auto-extinguish.
- Alarm activation will initiate evacuation.
- Will initiate F.D. response.
- Protect the structure at night while unoccupied

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# FIRE CODE

## Adoption:

Amend Sec. 10-46, Article III, *Fire Code of City*. [Remove 1997 Standard Fire Prevention Code and replace with]:

Section 10-46 International Fire Code (IFC) Adopted.

The International Fire Code, 2000 Edition, including appendices as published by the International Code Council, Inc. is hereby adopted by reference and made part of this Ordinance, With the exception of Sec. 307 Open Burning. This wording shall be added at the end of each section of 307.1 to read: "No person shall kindle or maintain any type of open fire/burning, bonfires or recreational fires and including trench-burn fires as defined by TCEQ (Texas Commission on Environmental Quality) within the city and within the area immediately adjacent and contiguous to the city limits extending for a distance outside the city limits for a total of five thousand (5,000) feet. Only in the City of Pearland's city limits and the (ETJ) Extra Territorial Jurisdiction shall this be enforced. Such open fire(s) in these specified areas are hereby declared to be a common and public nuisance." Exceptions to the rule would apply to live firefighting training conducted by the Fire Department so long as compliant with TCEQ regulations, barbecue pits used for cooking, or an approved outdoor fireplace used for warmth that has three sides and a spark arrestor and complies with Sec. 307. The fire official may prohibit any or all fires, or order the immediate extinguishment of any and all fires when atmospheric conditions or local circumstances make such fires hazardous or the smoke or ash from such fire(s) becomes a common and public nuisance.

Remove 1997 Life Safety Code and adopt 2000 Life Safety Code. This standard shall apply for repairs, alterations, renovations and maintenance of all commercial buildings and appurtenances. When a conflict occurs with the International Codes or referenced NFPA standards, the provisions of the most restrictive shall apply. Amendments to the referenced standards become part of this code.

**Amendment # 1**

**Fire Apparatus Access Roads**

**Sec. 503 - Markings, amend to add to the end of paragraph Sec. 503.3**

**FIRE LANES, Remove in its entirety Article VI of City Code of Ordinances and replace with the following Fire Lane ordinance:**

**Whenever any provision regarding the regulation of fire lanes contained in the most recent edition of the International Fire Code adopted by the City are in conflict with the provisions of this subsection, the provisions of this subsection shall govern.**

**(1) The owner, manager, or person in charge of any new or existing building or property for which fire lanes have been approved or required by the Fire Marshal or his authorized representative shall mark and maintain said fire lanes as provided below.**

- (a) All curbs and curb ends shall be painted red with four inch (4") white lettering stating "NO PARKING - FIRE LANE". Wording may not be spaced more than twenty-five feet (25') apart. Lettering shall be at least one half-inch ( ½") stroke. Fire lanes shall be marked on both sides with a minimum of twenty-four (24') clear width in the middle regardless of road width.**
- (b) Fire lanes should not immediately adjoin the structure if possible, but be close enough to allow sufficient access. They should be placed so as to cover at least three sides of the structure. The required turn radius on inside turns shall be twenty-five (25') and on outside turns fifty-feet (50').**
- (c) 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:**
  - (i) Option #1: Signs twelve inches (12") wide and eighteen inches (18") in height with red lettering on a white background stating "NO PARKING - FIRE LANE" shall be mounted conspicuously along the edge of the fire lane. Signs may be spaced no more than twenty-five feet (25') apart and the lettering shall be at least three-eighths inch (3/8") stroke (see Appendix D 103.6 Signs of 2000 International Fire Code)**

- (ii) **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 red stripe having a minimum width of at least four inches (4") painted on the drive surface behind the parking spaces. Red stripes and curbs adjoining a fire lane must be painted in red. Red stripes and curbs will contain the wording "NO PARKING – FIRE LANE" painted in four inch (4") white letters. Wording may not be spaced more than twenty-five feet (25') apart.**

Remove from Fire Code: Appendix D103.6.2

Roads more than 26 feet in width.

Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

**Sec. D103.6.1 Amend to read: Fire access roads that are required to be marked shall be a minimum width of twenty-four feet (24') wide and shall be marked on both sides.**

#### **Amendment # 2**

##### **§F506.1 Key Boxes**

When required.

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain access to the structure or area as required by the code official.

**Sec. 506.1 Key Boxes. All new construction or substantial improvement (50% or more) to existing buildings with pre-existing monitored fire protection systems (alarm/sprinkler) shall be required to have a key box approved by the Fire Marshal.**

#### **Amendment # 3**

##### **§F903.2.5 Group I.**

An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

**EXCEPTION:** An automatic sprinkler system installed in accordance with §F903.3.1.2 or §F903.3.1.3 shall be allowed in Group I-1 facilities.

It is hereby proposed that the Authority Having Jurisdiction (AHJ), (i.e., the Pearland Fire Marshal or his designee) shall inspect and approve all **registered** and **licensed** personal care facilities, all foster care, child-care, and group homes within the City of Pearland for compliance with the current adopted fire code. Furthermore, any facility or home that houses individuals that are incapable of self-preservation as defined by the Life Safety Code, N.F.P.A. 101 shall be protected throughout by an approved N.F.P.A. 72 fire alarm, and N.F.P.A. 13 automatic sprinkler system.

*Exception 1:* In the case of personal care facilities, child-care, group homes, and foster care with children under the age of 18, or in-home residential child care under the age of 18, and clients that number less than 6, or group home settings with children under the age of 18, and clients that number less than 6, and a person is incapable of self-preservation a 13 R, or 13 D automatic sprinkler system is approved for this application. Plans for installation shall be forwarded to the AHJ for review and permitting.

*Exception 2:* In the case of personal care facilities, child-care, group homes, with children under the age of 18, or in-home residential child care under the age of 18, and clients that number less than 6, or group home settings with children under the age of 18, and clients that number less than 6, a residential automatic fire alarm system with smoke detection through out is approved for this application. Plans for installation shall be forwarded to the AHJ for review and permitting.

Initiation of the automatic residential fire alarm shall be by smoke detection and activation of the automatic sprinkler system interconnected with the alarm system, and shall have emergency force notification.

**Special definition:**

**Self- preservation-** the ability of a client, or occupant, due to physical or mental impairment to evacuate an occupancy without direct intervention by any other person, or the need of any equipment. This definition does not include equipment such as ladders or chutes used for evacuation from a second story.

Inspection of all facilities shall be required upon passage of this ordinance. Installation of the automatic sprinkler system and/or automatic fire alarm system with smoke detection shall be upon the permitting of all new construction, or the registering/licensing of a facility that houses persons incapable of self- preservation, or as required by the AHJ.

This amendment to the city code of ordinances is needed for facilities that are not covered by inspection. This leaves an unknown number of homes and facilities that house clients without the ability of self-preservation un-inspected or protected. These homes and facilities should be held to the same standards as any other facility. The state **registers** these facilities but does not require compliance with minimum fire safety standards.

#### **Amendment # 4**

**All new installations of a residential automatic fire alarm system shall comply with the current addition of NFPA 72. This requires smoke detectors in all sleeping rooms, in the hallway outside the sleeping rooms and one per floor. The detectors shall be interconnected and electrically hard wired with battery backup.**

#### **Amendment # 5**

**Building Code Sec. 903.2.7 & 903.2.8 reference same as Fire Code**

##### **§F903.2.8 Group R-2**

**An automatic sprinkler system shall be provided throughout all Group R-2 buildings with a fire area where more than two stories in height, including basements, or having more than 16 dwelling units.**

##### **Amend Sec. 903.2.8 Group R**

**All "R-1 and R-2" occupancies (apartments, multi-family dwellings, hotels, motels) regardless of number of units or story height shall be sprinklered throughout including balconies, patios and porches.**

**Sec. 903.2.7 an automatic sprinkler system shall be provided throughout buildings with a Group R-1 (hotels and motels) fire area.**

##### **Remove exception Sec. 903.2.7 R-1**

**1. Where guestrooms are not more than three stories above the lowest level of exit discharge and each guestroom has at least one door leading to an exterior exit access that leads directly to approved exits.**

#### **Amendment # 6**

**Building Code Sec. 903.2.10 (same as Fire Code)**

##### **§F903.2.10 Group S-1**

**An automatic sprinkler system shall be provided throughout all buildings where the fire area containing a Group S-1 occupancy exceeds 12,000 square feet (1115 m<sup>2</sup>), or where more than three stories in height, or where the combined fire area on all floors, including mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).**

##### **Sec. 903.2.10 Group S.**

**All storage facilities (S-1/S-2) moderate/low-hazard that are 5000 sq. ft. or more shall be fully sprinkled, regardless of the fire area and aggregate floor area. Installation of fire separations is not an exception to sprinklers on structures that have a fire area greater than 5000 sq. ft.**

**Amendment # 7**

**Building Code Sec. 907.2.1.1 (same as Fire Code)**

**Sec. 907.2.1.1**

System initiation in Group A (Assemblies) with an occupant load of 1,000 or more shall activate an Emergency Voice Alarm Communication (EVAC) System.

**Amend to read:**

**All new and existing Assembly Buildings with an occupant load of 300 or greater shall install Emergency Voice Evacuation (EVAC) systems in accordance with NFPA 72.**

**Building Code Sec. 907.14 (same as Fire Code)**

**§F907.15**

**Monitoring.**

Where required by this chapter, an approved supervising station in accordance with NFPA 72 shall monitor fire alarm systems.

**Sec. 907.15 - Add to the end of the paragraph:**

**All alarm activations monitored by an approved supervising station shall not undergo pre-qualification. The area fire department will immediately be notified of all alarm activations.**

**Add a new section:**

**Sec. 907.7.1 Evacuation-** Upon activation of any automatic fire alarm system all occupants of the structure shall be evacuated and remain outside the structure until the fire department has determined that no fire or danger exists. Occupants of the structure shall not *reset* an alarm activation so as to enable fire department personnel to locate the area or zone activated. Any trained individual with the responsibility to respond to an emergency may *silence* alarm activations

**Amendment # 8 Commercial Fire Alarms**

**Building Code Sec. 907.2 (reference same as Fire Code)**

**Sec. 907.1.2 Add:** All new fire alarm systems shall be addressable and communication devices shall be compatible for emergency force notification. The system shall have occupant notification throughout the building in compliance with ADA requirements, and manual pull stations shall be required by all exits regardless of any exceptions in the code to remove them.

§F907.2 Where required.

New buildings and structures.

An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with §F907.2.1 through §F907.2.23. Where automatic sprinkler protection installed in accordance with §F903.3.1.1 or §F903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

**Add to the end of Sec. 907.2:**

**“When the installation of a new fire alarm system is required in any type of occupancy, at least one of the following means of automatic detection (smoke detection, heat detection, or fire sprinklers) is required in addition to manual operation of the fire system. All new installations shall be monitored for emergency force notification and for integrity by means of a dedicated first phone line. (this is to assure the Fire Dept. receives the call for emergency response)**

**Amendment # 9**

§F912.2 Fire Department Connection (FDC)

Location.

With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings by other fire apparatus. The location of fire department connections shall be approved by the AHJ.

**Amend Sec. 912.2 and 903.3.7 to read:**

**Location of Fire Department Connection (FDC).**

**The FDC shall be located at a point no further than 20 feet from a fire apparatus access road, and remotely located at a horizontal distance that is greater than the height of the building on the main street side, and easily accessible to the Fire Department. The location of the FDC shall be so located as to provide hose connections that shall not block access to the building or obstruct other fire apparatus from accessing the building. There shall be an approved sign as specified by the Fire Marshal designating the address served by the FDC. A fire hydrant shall be located within 100' of the Fire Department Connection measured along a fire apparatus access road. FDC's shall have a 5" Storz connection and shall include an approved locking cap as specified by the Fire Marshal.**

**Amendment # 10**

**Building Code Sec. 1004.2 (same as Fire Code)**

§F1004.2 Exit access design requirements.

The exit access portion of the means of egress system shall comply with the applicable design requirements of §F1004.2.1 through §F1004.2.5.

Amend this section as follows:

**Sec. 1004.2.1 Exit Access Doorways Required.**

**All assembly, business, mercantile, educational and hazardous occupancies with more than 50 foot of travel distance to an exit doorway from any portion of the building shall be provided with two means of egress that are remotely separated (not on the same plane). All egress doors must swing in the direction of the exit travel.**

**Amendment # 11**

**Sec. 2505.1 Individual Tire Piles and Storage.**

**All incoming tires by truck or trailer shall be off loaded within 24 hours and worked into stock on non-combustible racks as required for all tire storage. Tires are not to be left on the ground at the end of the workday and the truck or trailer transporting the incoming tires shall be removed from the site immediately following off-loading.**

**Outgoing tires intended for disposal, shall not be placed on the ground, but instead stored in no more than one (1) enclosed trailer, (8' x 8' x 20'; 1280 Cu. ft.) on site. This includes any form of tires regardless of whole, split shredded, or chopped.**

**Tires not designated for retail or wholesale consumption shall not be allowed to over-accumulate regardless of whole, split, shredded or chopped so as to constitute a fire or health hazard within the city or within 5000 feet of the city limits in Pearland's ETJ (Extra Territorial Jurisdiction). Such accumulations shall be deemed a public and common nuisance.**

**Amendment # 12**

§F105.1.1 Permits required.

Permits required by this code shall be obtained from the code official. Permit fees, if any, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the code official.

Section 105.1.1 Amend to read as follows, replacing second sentence: Certain permits and fees shall be required and are listed as attached. Permit fees shall be paid prior to the issuance of the permit.

Amend and add Sec. 105.1.1.1 to Code of Ordinances, Ch. 10, Fire Prevention  
FEE SCHEDULE:

**Type I Permit (include review, inspection, testing, and permit) Fees shall be a Percentage of the Value as by current Building Permits**

Fire Sprinkler system install (First 10,000 square feet.

Each additional 10,000 square feet

Over 20 heads

Underground fire mains

Smoke control systems

Fire pumps

Standpipe system installation

Fixed Fire Protective Systems

Fire Alarm Installation

Flammable/combustible liquid storage tank installation or removal

Single/multi family residential automatic fire sprinkler system

**Type II Permits (includes permit and site inspection)**

Temporary storage tanks \$50.00

Fireworks- Amend Article IV Sec. 10-77 City Ordinance \$50.00

Additional fees will apply for fire protection -----

Each required re-inspection for non-compliance \$25.00

**Amend City Ordinance Sec. 10-92 Through 10-101 in their entirety.  
 When permit required.  
 Refer to adopted Fire Code for Hazardous Materials and permitting of quantities.  
 Also refer to NFPA standards and DOT Regulations**

Hazardous materials or explosive >25 pounds or 25 gallons,  
 or as stated in section 105.6 of this code (inspected annually). \$50.00

Bulk storage or handling facilities of hazardous materials.  
 (inspected annually). \$150.00

Flammable/combustible liquids (in other than dwellings)  
 >6 gallons of class I flammable liquid or >25  
 gallons of any flammable/combustible liquid. \$50.00

Compressed gases (other than dwellings) that store  
 >2,000 cu. feet of flammable or >6,000 cu feet of  
 non-flammable gas. Renewed annually. \$50.00

**Inspections**

Foster Care (inspected every 2 years) \$25.00

Child or Adult care facility (inspected annually) \$50.00

Personal Care Facility (inspected annually)

1-6 clients	\$25.00
7-16 clients	\$50.00
>16 clients	\$100.00

Health Care Facilities

1-100 beds	\$100.00
101-150 beds	\$150.00
Over 150 beds	\$200.00

Spray Painting, Dipping, Coating Facilities (annually) \$50.00

**Amendment # 13**

§F307.5 Open-flame cooking devices

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

EXCEPTIONS:

1. One-and two-family dwellings.

**Sec. 307.5 - Add to the end of the paragraph before the exceptions:**

**Charcoal burners, solid fuel cookers, Bar-B-Que pits shall be listed for their intended use and shall not be used inside a structure unless specifically intended or listed for inside use.**

**Amendment # 14**

Sec.905 Standpipe Systems

Remove Sec. 905.5, 905.5.2, 905.5.3 in their entirety as referring to Class II Standpipes

**And amend to read: When a standpipe system is required only a Class I or Class III standpipe is acceptable with a 2 1/2" to 1 1/2" reducer attached. Class II is occupant use only and Class III is occupant and Firefighter use. Class I is Firefighter use only.**

**Amendment # 15**

**Amend the Code of Ordinances, Chapter 10, Article VII, Sections 117 – 124 to read as below.**

***(To provide an ordinance addressing False Fire Alarms, similar to the Excessive Alarm ordinance utilized by the Police Department. Also requires permitting of Fire Alarm Systems, providing a database of their locations, insuring proper installation and maintenance, and thereby reducing the number of False Alarm activations.)***

## **Article VII**

### **Definitions:**

*Alarm, Fire System:* Any device or combination of devices intended to detect the products of combustion, fire, flame, in any occupancy.

*Alarm, dial:* Any alarm or device that automatically selects a telephone line and reports a condition for a protected premises.

*Alarm, false:* The activation of an alarm system or device through mechanical failure, malfunction, improper installation, or the negligence of the owner or lessee of a fire alarm system or device or his employees, agents or representatives. Specifically excepted are acts of God, such as false alarms caused by hurricanes, tornadoes, earthquakes and the like.

*Alarm, home:* Any alarm device or system that is connected to a residence

*Alarm site:* The specific property or area of the premises upon or within which a fire alarm system is or is to be installed.

*Alarm system business:* Any person employed by a fire alarm business whose duties include altering, installing, maintaining, moving, repairing, replacing, selling, servicing, responding to or monitoring an alarm system. It shall also mean any person employed or otherwise associated with an alarm business that has access to confidential information relating to a customer or subscriber of such alarm business which could be used to compromise or defeat an alarm system.

*Alarm user:* Any person on whose premises a fire alarm system is maintained except for alarm systems on motor vehicles and alarm systems maintained by state, county or municipal governments.

*Central station:* Any premise, equipped to receive and display signals from any type of alarms, and relays this information by live voice to the fire department dispatcher.

*Fire Marshal:* The Fire Marshal, Pearland Fire Marshal's Office, or his designated representative.

*City:* The City of Pearland, Texas.

*Person:* Any individual, corporation, business, school district or other organization.

*Subscriber:* A person or business that buys or otherwise obtains an alarm system and has a contract with an alarm business to monitor and/or service the alarm system.

### **Sec. 10-117. Registration permits**

No person shall operate, cause to be operated or permit the operation of an alarm system unless a current registration permit has been issued by the Fire Marshal's Office for such system. This subsection shall not be applicable to an alarm business which monitors, services or monitors and services an alarm system installed and designed to protect property under the control of a person other than the alarm system business; but the person in control of the property which the alarm system is designed to protect shall be subject to prosecution if he permits the operation of such system without a valid registration permit.

(b) The person in control of the property may obtain a separate registration permit for each alarm system or may obtain a single registration permit for all alarm systems on so much of one (1) premises (single address) that it is under the control of the applicant for a registration permit, except that one (1) registration permit shall not allow the operation of both holdup and burglar alarms. If both holdup and burglar alarms are operated on one (1) premises, a single permit may be obtained for all holdup alarms on so much of the premises that is under the control of the applicant and a separate permit for all burglar alarms on the premises under the control of the applicant.

(c) For the purposes of the fee set out in the above section, an alarm system shall mean and include all alarms operated under one (1) registration permit. The fee for registration issued pursuant to this article shall be twenty dollars (\$20.00); Renewable annually. Each registration permit issued in accordance with this article shall be valid until such time that the control of the property is transferred from the permit holder. Upon such transfer of control of the property, a new permit shall be obtained. Registration permits are personally issued and are not transferable. The registration holder for an alarm system shall keep such permit at the alarm site and shall produce such permit for inspection upon the request of the Fire Marshal or any member of the police department.

### **Sec. 10-118. Registration application; issuance of registration permit**

A person having control over the property, on which the alarm system is to be installed and operated, shall make application for a registration permit for the operation of an alarm system. Such applications shall be made in writing to the Fire Marshal's Office on a form designated by the city for that purpose. On such application, the applicant shall set forth:

- (1) The name, address and telephone number of each person in control of the property.
- (2) The street address of the property on which the alarm system is to be installed or operated.

(3) Any business name used for the premises on which the alarm is to be installed and operated.

(4) Whether the alarm system or systems are or are not local alarms, and whether the alarm system(s) are designed to give notice of burglary, holdup, fire, or other type of emergency.

(5) The name of the person or alarm system business that will install the alarm system.

(6) The names and telephone numbers of at least two (2) persons or of an alarm system business that is able and has agreed to:

a. Receive notification any time

b. Come to the alarm site within thirty (30) minutes after receiving a request from a member of the fire department to do so; and grant access to the alarm site, and deactivate the alarm system if such becomes necessary; or the name and telephone number of an alarm system business which is able and has agreed to receive calls at any time and give the fire department the names of persons listed with the company as set out in 1. and 2. and as stipulated in N.F.P.A. 72. below, if:

1. The permit holder has given the alarm system business the name and telephone numbers of at least two (2) persons who are able and have agreed to receive notification at any time; to come to the alarm site within thirty (30) minutes after receiving a request from a member of the fire department or Fire Marshal, to do so; and to grant access to the alarm site and deactivate the alarm if necessary.

2. The applicant agrees that he will, whenever a person listed with the alarm company pursuant to 1. above is unwilling or unable to perform the duties set out, give the alarm business the name and telephone number of another person who is willing to perform the duties so that at least two (2) persons are able and willing to perform such duties that are listed with the alarm system business at all times; and

3. The registration permit holder has authorized the alarm system business to provide the names listed with that business pursuant to 1. and 2. above to the fire department whenever the department has requested that information in order to obtain assistance after an alarm has been activated.

7) Any other information deemed by the Fire Marshal or his designee as necessary.

The person in control of the property on which an alarm system is installed shall

1) Ensure that any person listed with the fire department pursuant to the registration process is able to:

- a. Receive notification at any time
- b. Come to the alarm site within thirty (30) minutes after receiving a request from a member of the police department to do so; and
- c. Grant access to the alarm site, and deactivate the alarm system if such becomes necessary.

2) Train all persons who may activate the alarm system in the proper operation of the alarm system.

The person in control of the property on which an alarm system is installed shall ensure that all information supplied on the original registration permit is current. Any changes or modifications (such as new employees or persons to notify in case of alarm activation) must be made in writing within seventy-two (72) hours of the change. Any fire alarm system that necessitates a response by a Fire Department or is a public alarm shall be provided with standby power to automatically maintain the system in a normal condition as stipulated in N.F.P.A. 72

#### **Sec. 10-119. Dial alarm receiving equipment**

After the enactment of this article, no automatic protection devices, known as dial alarms or dialers, will be installed and keyed to any Fire Department emergency trunk line.

No person shall conduct any test or demonstration of a fire alarm device or system in the city without first obtaining permission from the fire marshal or his authorized representative.

#### **Sec. 10-120. Inspection**

The city shall be entitled to inspect any alarm installation during regular business hours.

#### **Sec. 10-121. Penalties**

Violation of any subsection of this article shall be punishable by a fine not to exceed the fine established in section 1-11 of the City Code of Ordinances.

The knowing failure of an alarm user to inspect or repair an alarm where required herein is an offense hereunder. Each day during which such failure continues shall constitute a separate offense.

The intentional installation or maintenance of an alarm not in accordance with the requirements of this article is an offense hereunder.

It is an offense to knowingly or recklessly fail to attend upon the scene of a fire alarm activation within the time period set forth herein after actual notice has been given to the person designated to enter and control any premises.

**Sec.10-122. Cost of response**

A fee will be assessed to the registration permit holder for each response by the city to each false alarm in excess of five (5) false alarms in any one calendar year. The fee will be assessed for false alarms in the amount of \$200.00 per occurrence, after five. On October 1, of each year, the fire marshal will furnish to the city attorney a list of those permit holders who have failed to pay their assessed fees for false alarms. The city attorney will take appropriate action for collection.

**Sec. 10-123. Exemption for charge for cost of response.**

Any exemption from the above-delineated charges for responses to false alarms may be granted upon recommendation of the Fire Marshal if such extenuating circumstances are present that would merit such exemption.

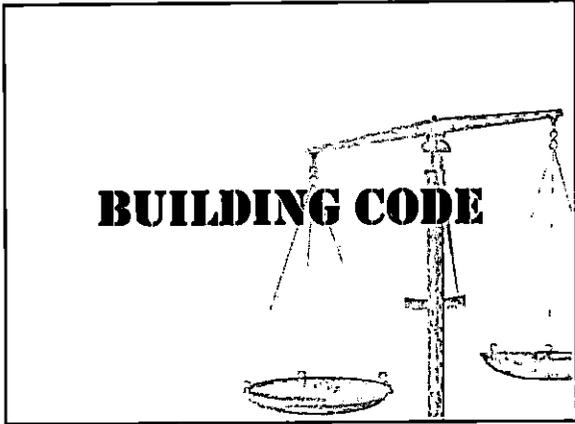
**Sec. 10-124. Effective date.**

The requirement to register all alarm systems installed within the city and other provisions of this article shall become effective ten (10) days after the passage of this article. However, persons who already have alarm systems in operation shall have until October 1, 2004, to come into compliance.

**Amendment # 16**

**Sec. 904 Alternative Automatic Fire-Extinguishing**

**Amend Sec. 904.3.5 at the end of paragraph to read, "If the building has no fire alarm, a local electronic or mechanical alarm shall be required to indicate the system has activated."**



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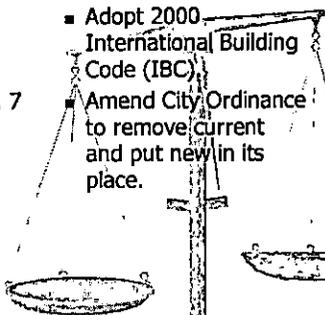
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**Adopt 2000 International Building Code**

- Current 1997 Standard Building Code
- City ordinance Ch. 7 Article II Building Code
- Adopt 2000 International Building Code (IBC)
- Amend City Ordinance to remove current and put new in its place.



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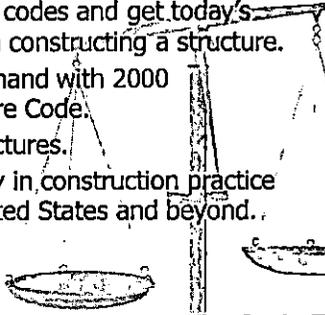
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**Why?**

- To match other codes and get today's standards when constructing a structure.
- Works hand in hand with 2000 International Fire Code.
- Build safer structures.
- Allow uniformity in construction practice all over the United States and beyond.



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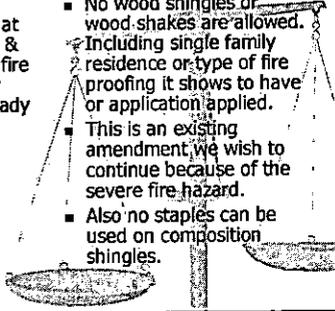
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## Amendment 1- Wood Shingles & Shakes

- Amend Sec. 1505.6, 1507.8, & 1507.9 That allows wood shingles & shakes so as long as fire proofing is applied or shingles that are already fire rated.
- No wood shingles or wood shakes are allowed. Including single family residence or type of fire proofing it shows to have or application applied.
- This is an existing amendment we wish to continue because of the severe fire hazard.
- Also no staples can be used on composition shingles.



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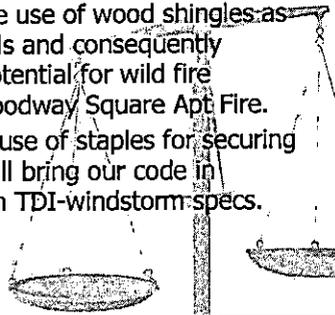
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## Why?

- To eliminate the use of wood shingles as roofing materials and consequently reducing the potential for wild fire spread, e.g., Woodway Square Apt Fire.
- Controlling the use of staples for securing roof shingles will bring our code in compliance with TDI-windstorm specs.



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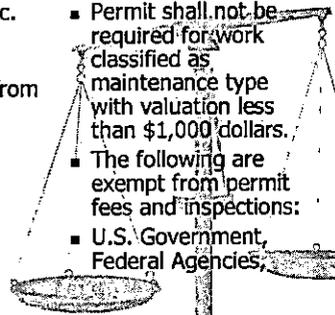
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## Amendment 2- Work Exempt from Permit

- Delete 1-10 of Sec. 105.2
- Specific types of building exempt from permits
- Permit shall not be required for work classified as maintenance type with valuation less than \$1,000 dollars.
- The following are exempt from permit fees and inspections:
  - U.S. Government, Federal Agencies,



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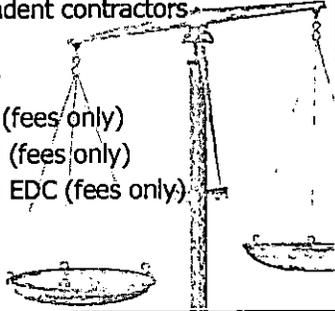
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### Cont.- Exempt Permits

- Federal independent contractors
- State of Texas
- Brazoria County
- School Districts (fees only)
- City of Pearland (fees only)
- City of Pearland EDC (fees only)



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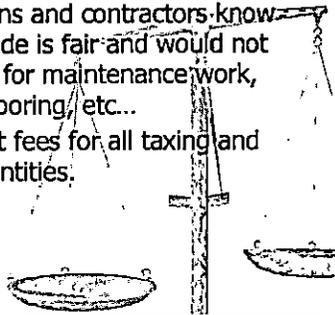
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### Why?

- To let the citizens and contractors know that the City Code is fair and would not require permits for maintenance work, i.e., painting, flooring, etc...
- To waive permit fees for all taxing and governmental entities.



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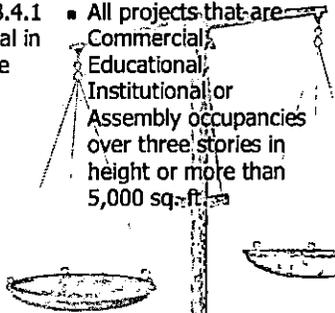
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### Amendment 3 - Design Professional

- Amend Sec. 106.3.4.1 Design professional in responsible charge
- All projects that are Commercial, Educational, Institutional or Assembly occupancies over three stories in height or more than 5,000 sq-ft



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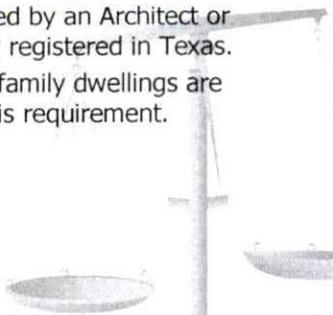
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### Cont.- Design Professional

- Shall be designed by an Architect or Engineer legally registered in Texas.
- Single and two family dwellings are exempt from this requirement.



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### Why?

Gives specifics on when plans have to be stamped by an Architect or Engineer.



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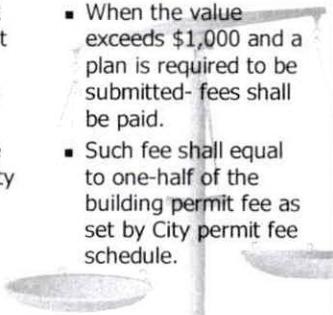
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### Amendment 5 - Permit/Plan-checking fees

- Amend Sec. 108.2 Schedule of permit fees
- States that permit fees shall be established by the governing authority
- When the value exceeds \$1,000 and a plan is required to be submitted- fees shall be paid.
- Such fee shall equal to one-half of the building permit fee as set by City permit fee schedule.



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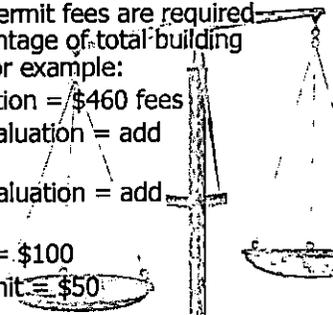
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### Why?

- Establish that permit fees are required based on percentage of total building valuation (\$), for example:
- \$100,000 valuation = \$460 fees
- Thru 500,000 valuation = add \$3/thousand
- Over 500,000 valuation = add \$2/thousand
- Moving Permit = \$100
- Demolition Permit = \$50



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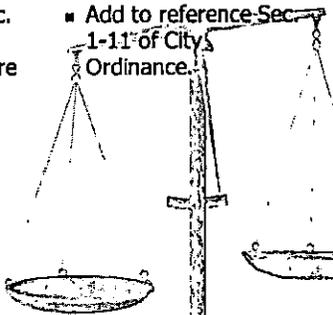
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### Amendment 6 - Violations

- Remove entire sec. 108.3 Work commencing before permit issuance
- Add to reference Sec. 1-11 of City Ordinance.



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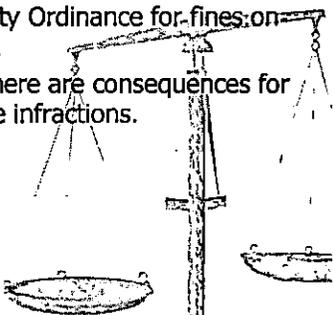
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### Why?

- To follow the City Ordinance for fines on Code Violations.
- Establish that there are consequences for any and all code infractions.



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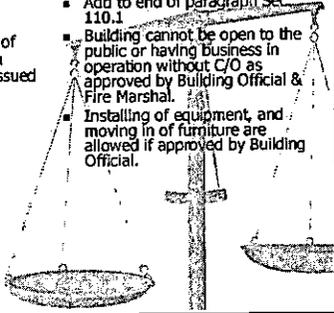
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## Amendment 7 - Use & Occupancy

- Amend Sec. 110.1 Use & Occupancy
- Cannot be used/changed of use or occupied without a certificate of occupancy issued by the Building Official
- Add to end of paragraph Sec. 110.1
- Building cannot be open to the public or having business in operation without C/O as approved by Building Official & Fire Marshal.
- Installing of equipment, and moving in of furniture are allowed if approved by Building Official.



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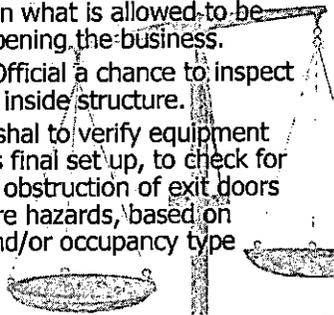
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## Why?

- Makes it clear on what is allowed to be done prior to opening the business.
- Gives Building Official a chance to inspect prior to moving inside structure.
- Allows Fire Marshal to verify equipment and furniture as final set up, to check for aisle clearance, obstruction of exit doors or any added fire hazards, based on intended use and/or occupancy type



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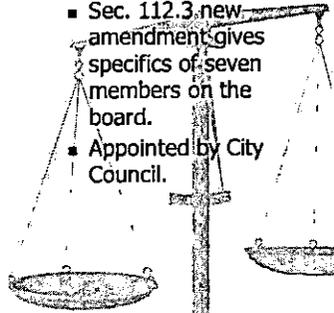
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## Amendment 8 - Board of Appeals

- Sec. 112.3 Qualifications for Board of Appeals
- Very generic
- Sec. 112.3 new amendment gives specifics of seven members on the board.
- Appointed by City Council.



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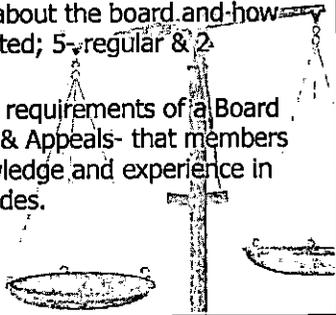
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### Why?

- Gives specifics about the board and how they are appointed; 5 regular & 2 alternate.
- Expands on our requirements of a Board of Adjustments & Appeals- that members shall have knowledge and experience in the technical codes.



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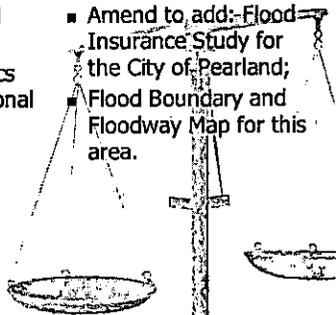
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### Amendment 9 - Flood Hazard Areas

- Sec. 1612.3 Flood Hazard Areas
- Only gives specifics according to National Information
- Amend to add- Flood Insurance Study for the City of Pearland; Flood Boundary and Floodway Map for this area.



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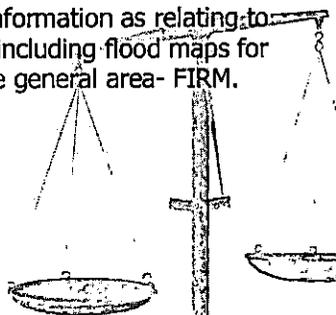
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### Why?

- Gives specific information as relating to flood data and including flood maps for the City and the general area- FIRM.



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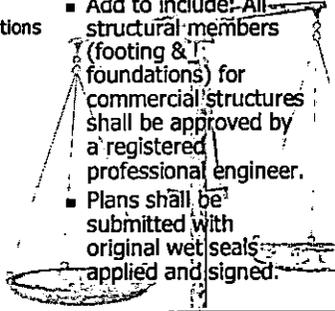
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## Amendment 10 - Footing & Foundations

- Sec. 1805.1 General Footings and Foundations
- Add to include: All structural members (footing & foundations) for commercial structures shall be approved by a registered professional engineer.
- Plans shall be submitted with original wet seals applied and signed.



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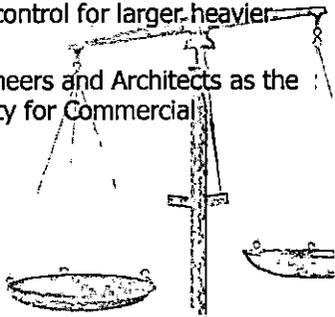
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## Why?

- Provides more control for larger, heavier buildings.
- Designate Engineers and Architects as the responsible party for Commercial Construction.



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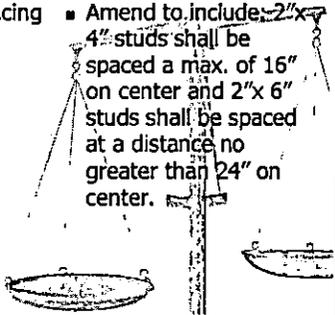
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## Amendment 11 - Spacing of Studs

- Sec. 2308.9.1 Spacing of Studs
- Amend to include: 2"x4" studs shall be spaced a max. of 16" on center and 2"x6" studs shall be spaced at a distance no greater than 24" on center.



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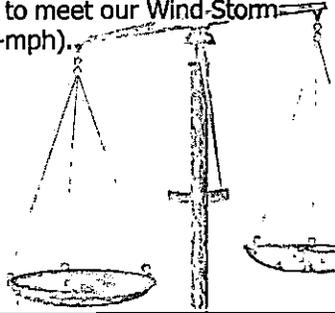
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### Why?

- This is required to meet our Wind-Storm Standards (110-mph).



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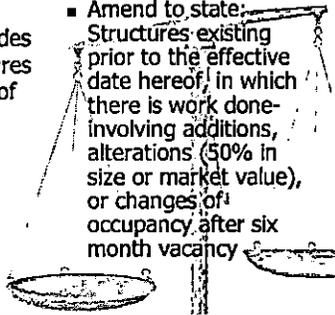
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### Amendment 12 - Applicability

- Sec. 3409.2  
Applicability of codes to existing structures prior to adoption of codes
- Amend to state: Structures existing prior to the effective date hereof, in which there is work done involving additions, alterations (50% in size or market value), or changes of occupancy after six month vacancy



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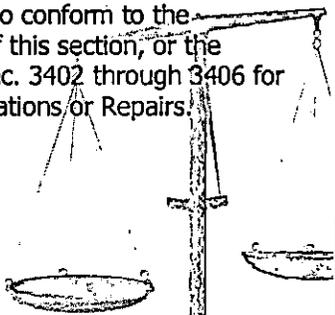
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### Cont.- Applicability

- Shall be made to conform to the requirements of this section, or the provisions of Sec. 3402 through 3406 for Additions, Alterations or Repairs



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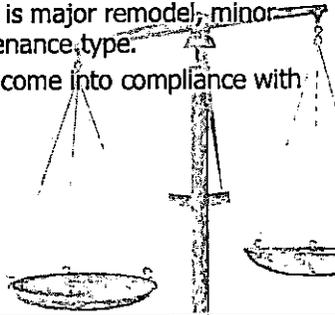
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### Why?

- Clarifies if work is major remodel, minor repair or maintenance type.
- States when to come into compliance with current codes.



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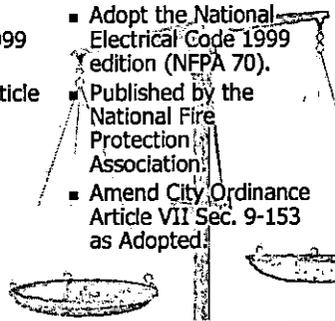
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### Adoption of Electrical Code

- Current National Electrical Code 1999 edition
- City Ordinance Article VII Sec. 9-153
- Adopt the National Electrical Code 1999 edition (NFPA 70).
- Published by the National Fire Protection Association.
- Amend City Ordinance Article VII Sec. 9-153 as Adopted.



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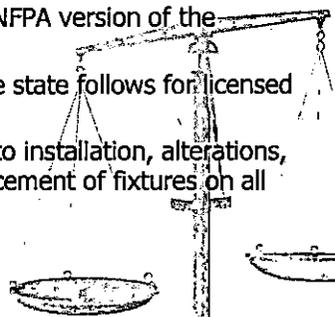
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### Why?

- It is the latest NFPA version of the Electrical Code.
- This is what the state follows for licensed electricians.
- This will apply to installation, alterations, repairs & replacement of fixtures on all electrical work.



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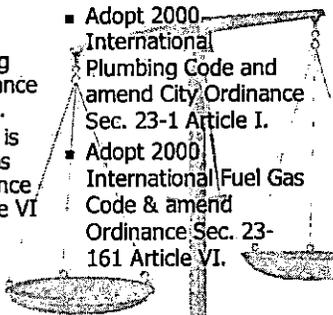
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### Adopt Plumbing and Gas Codes

- Current Plumbing Code is 1997 Standard Plumbing Code. City Ordinance Sec. 23-1 Article I.
- Current Gas Code is 1997 Standard Gas Code. City Ordinance Sec. 23-161 Article VI.
- Adopt 2000 International Plumbing Code and amend City Ordinance Sec. 23-1 Article I.
- Adopt 2000 International Fuel Gas Code & amend Ordinance Sec. 23-161 Article VI.



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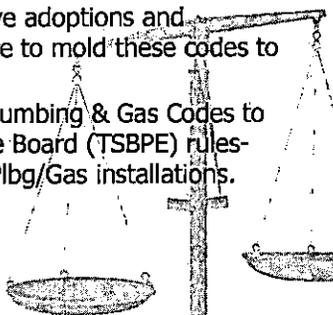
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### Why?

- All administrative adoptions and amendments are to mold these codes to our systems.
- Structure the Plumbing & Gas Codes to reflect the State Board (TSBPE) rules-governing the Plbg/Gas installations.



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## **ARTICLE II. BUILDING CODE**

Deleting excerpt from Article II of Chapter 7 hereby amends the Code of Ordinances of the City of Pearland, Texas, thereof all of Section 7-13 having the following provision:

### **Sec. 7-13. Deleted.**

There is hereby adopted and incorporated herein by reference as the building code of the city that certain building code known as the Standard Building Code, 1997 Edition, with revision, recommended and published by the Southern Building Code Congress International, Inc., which code is published in book form and incorporated herein and made a part of this chapter. A copy is on file at the city secretary's office.

Substituting therefore a new Section 7-13 to provide as follows:

### ***Sec. 7-13. International Building Code (IBC) Adopted.***

The International Building Code, 2000 Edition, as published by the International Code Council, Inc., is hereby adopted by reference and made part of this chapter. A true and correct copy of which code is filed in the office of the city secretary.

#### ***Sec. 7-13.1. Amendments; modifications; additions; deletions.***

The building code adopted in section 7-13 is modified in the following respects:

Section 101.1 is hereby amended to read as follows:

***101.1 Title.*** These regulations shall be known as the *Building Code Of the city of Pearland, Texas*, hereinafter sometimes referred to as "this code."

Section 101.2.1 is hereby amended to read as follows:

101.2.1 **Appendices.** The provisions contained in the appendices referenced and listed below are hereby made part of the adopting ordinance:

Appendix-A “Employee Qualification”

Appendix-B “Board of Appeals”

Appendix-C “Agricultural Buildings” Group “U”

Appendix-D “Fire District”

Appendix-E “Supplementary Accessibility”

Appendix-F “Rodent Proofing”

Appendix-G “Flood Resistant Construction”

Appendix-H “Signs”

Appendix-I “Patio Covers”

Appendix-J “ADA for Historic Buildings”

Section 101.4.1 is hereby amended to read as follows:

101.4.1 **Electrical.** The provisions of the NFPA 70, National Electric Code (NEC’99) as published by the National Fire Protection Association, hereto adopted by the City, as amended, shall apply to the installation of electrical systems, including alterations, repairs and replacement of fixtures.

Section 101.4.5 is hereby amended to read as follows:

101.4.5 **Property maintenance.** The provisions of the International Property Maintenance Code along with current edition of Life Safety Code 2000 shall apply as the standard guide for repairs, alterations, renovations and maintenance of all commercial oriented buildings and appurtenances.

Deleting items 1 through 10 and adding the following statement hereby amends section 105.2:

105.2 **Work exempt from permit.** Permit shall not be required for work classified as maintenance type, whose valuation is less than one thousand dollars (\$1,000).

The following shall be exempt from permit fees and inspections, except as noted:

U.S. Government

Federal agencies

Federal independent contractors

State of Texas  
Brazoria County  
School Districts (fees only)  
City of Pearland (fees only)  
City of Pearland EDC (fees only)

Section 106.3.4 (Design Professional) is hereby amended to include the followings:

**106.3.4.1 General.** All privately funded and public projects that are classified as Commercial, Educational, Institutional or Assembly type occupancy and three or more stories in height or exceed five thousand (5,000) square feet in area, except one and two family dwelling- the Designer shall be an Architect or Engineer legally registered under the law of this state.

Section 108.2 is hereby amended to include the followings:

**108.2 Plan-checking fees.** When the valuation of the proposed construction exceeds \$1,000 and a plan is required to be submitted, a plan-checking fee shall be paid to the Permit Office when plans and specifications are submitted for review. Said plan-checking fee shall be equal to one-half of the building permit fee as set forth in City Permit Fee Schedule.

Section 108.4 is hereby amended and rewritten to include

**108.3 Violations.** Any person, firm or corporation who shall violate or fail to comply with the requirements or provisions of the building code herein adopted shall be deemed guilty of a misdemeanor and shall, upon conviction by a court of competent jurisdiction, be punished as provided in section 1-11 of the Code of Ordinances of the city of Pearland.

Adding a new last sentence as follows hereby amends section 110.1:

**110.1. Use and Occupancy.** For the purpose of this section, the moving of furniture or other personal property items into a property prior to issuance of a certificate of occupancy shall constitute the occupancy or use of the property. Such act is hereby prohibited, unless authorized by the Building Official.

Section 112.3 is hereby amended to read as follows:

**112.3 Qualifications for Board of Appeals.** The Board of Adjustment and Appeals shall consist of seven members. Such board members shall be composed of individuals with knowledge and experience in the technical codes, such as design professionals, contractors, building industry representatives and licensed electrical/mechanical/plumbing trades men. In addition to its regular members, the Board shall also consist of two alternate members, one at large from the building industry and another one at large from the public. All board members shall be appointed by the city council. A board member shall not act on a case in which he or she has a personal or financial interest.

Section 903.2.8 is hereby amended to read as follows:

**903.2.8 Group R.** All “R-1 to R-4” occupancy type (*apartments, etc.*) regardless of number of units or story height shall be fully sprinklered, including balcony, patios and porches. Only Single Family Residencies are exempt from this requirement.

Section 903.2.10 is hereby amended and revised to read:

**903.2.10 Group S.** All storage facilities (S-1/S-2) that are 5,000sq.ft or more shall be fully sprinklered- regardless of the fire area and aggregate floor area.

Section 907.2.11 is hereby amended and exception deleted.

**907.2.11 Special Amusement Buildings.** Amend to read that all Assembly Buildings with 300 or more occupants shall be required to install an Emergency Voice Alarm Evacuation (Evac) System. Installations shall be in accordance with NFPA-72.

Section 907.2.11.1 is hereby amended to read as follows:

**907.2.11.1 Alarm System.** Where required, shall be installed per NFPA-72 standards and monitored by off premise central station. System shall also have occupant notification throughout the building.

Section 1004.2.1 is hereby revised to read as follows:

**1004.2.1 Exit Access Doorways Required.**

All Business/Mercantile occupant type with more than 50ft travel distance to exit doorway shall be equipped with two means of egress that are remotely separated (not on same plane)- with the door swinging in the direction of egress.

Sections 1505.6, 1507.8, 1507.9 are hereby amended and rewritten to read:

**Wood Shingles and Shakes:** No wood shingles or shakes shall be used in the construction of any structure. All plans shall indicate the roofing materials to be used. Additionally, composition shingles may not be secured with staples.

Sections 1612.3. is hereby amended to read as follows:

**1612.3 Flood Hazard Areas:**

The Flood Insurance Study for the City of Pearland, Texas, as amended or revised, with accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM), including related supporting data and revisions thereto, is hereby adopted by reference and declared to be a part of this section.

Sections 1805.1 is hereby amended to read as follows:

**1805.1 Footing and Foundations:**

All structural members (footing & foundations) for commercial structures shall be approved by a registered professional engineer. Plans shall be submitted with original wet seals applied and signed.

Sections 2308.9.1 is hereby amended to include:

**2308.9.1 Spacing of Studs:**

Two inches by four inches (2"x4") studs shall be spaced a maximum of sixteen inches (16") on center, and two inch by six-inch (2"x6") studs shall be spaced at a distance no greater than twenty-four inch (24") on center O.C.

Sections 3409.2 is hereby amended to read as follows:

**3409.2 Applicability:**

Structures existing prior to the effective date hereof, in which there is work involved additions, alterations (50% of size or market value), or

changes of occupancy, shall be made to conform to the requirements of this section or the provisions of Sections 3402 through 3406 for Additions, Alterations or Repairs.

## ARTICLE I. PLUMBING CODE

Deleting excerpt from Article I of Chapter 23 hereby amends the Code of Ordinances of the City of Pearland, Texas, thereof all of Sect 23-1 having provision for SBCCI'97 Plumbing Code is deleted:

Substituting therefore a new Section 23-1 to provide as follows:

### *Sec. 23-1. International Plumbing Code (IPC) Adopted.*

The International Plumbing Code, 2000 Edition, as published by the International Code Council, Inc., is hereby adopted by reference and made part of this chapter. Provided, however, in the event of conflict between the International Plumbing Code and the Examination Plumbing Code (state rules) and Study Guide, the state rules shall govern. A true and correct copy of which code is filed in the office of the city secretary.

The Code of Ordinances of the City of Pearland, Texas, is hereby further amended by deleting from Article I of Chapter 23, thereof all of Section 23-1.1 which provides as follows:

### *Sec. 23-1.1. Amendments; modifications; additions; deletions.*

The plumbing code adopted in section 23-1 is modified in the following respects:

Section 106.6.2 is hereby amended to read as follows:

**106.6.2 Fees.** The fees for all plumbing work shall from time to time be established by resolution of city council; and a fee schedule shall be kept in the office of the city secretary.

Section 106.6.3 is hereby adopted to read as follows:

**106.6.3 Refunds.** The Building Official shall authorize the refunding of fees where the full amount of any fee paid hereunder was erroneously paid or collected.

Section 108.4 is hereby deleted in its entirety and rewritten to read:

**108.4 Violations.** Any person, firm or corporation who shall violate or fail to comply with the requirements or provisions of the plumbing code herein adopted shall be deemed guilty of a misdemeanor and shall, upon conviction by a court of competent jurisdiction, be punished as provided in section 1-11 of the Code of Ordinances of the city.

Section 109.2 is hereby deleted and replaced with the following:

**109.2 Board of Appeal.** The construction board of adjustment and appeals as set forth in Sec. 112.3 of the Building Code (amended) shall also serve as the plumbing board of appeals.

Section 305.6.1 is hereby adopted to read as follows:

**305.6.1 Building sewers.** All sewer pipes including ones connected to private sewage disposal systems shall be buried in trenches that is 12” wide by 12” deep (minimum) at all points below finished grade.

Section 702.2 is hereby adopted to read as follows:

**702.2 Drain Pipes.** Building sewer piping shall be a minimum of 4” inches and conform to one of the standards listed in Table 702.1 – 702.4. Six (6”) inches and larger sewer pipes may be SDR 35 or better.

Section 903.1 is hereby adopted to read as follows:

**903.1 Stack Required.** Every building shall have a minimum of a three (3”) inch main vent that is either a vent stack or stack vent. Such vent shall run undiminished in size and directly as possible from the building drain through to the open air, extending at least six (6”) inches above the roof lowest elevation.

Section 904.1 is hereby adopted to read as follows:

**904.1 Roof Extension.** All open vent pipes that extend through a roof shall be terminated at least 6 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7ft (2134 mm) above the roof.

Section 907.1 is hereby adopted to read as follows:

**907.1 Individual Vent.** The minimum required size of vent pipes shall be at least 65% of the required diameter of the drain it serves. Vents shall not be less than 1-1/2" inches in diameter. Vents exceeding 40ft in developed length shall be increased by one pipe size for the entire length of vent pipe.

## ARTICLE VI. GAS CODE

Deleting excerpt from Article VI of Chapter 23 hereby amends the Code of Ordinances of the City of Pearland, Texas, thereof all of Section 23-161 having provision for SBCCI'97 Gas Code is deleted:

Substituting therefore a new Section 23-161 to provide as follows:

### ***Sec. 23-161. International Fuel Gas Code (IFGC) Adopted.***

The International Fuel Gas Code, 2000 Edition, as published by the International Code Council, Inc., is hereby adopted by reference and made part of this chapter. Provided, however, in the event of conflict between the International Fuel Gas Code and the Examination Plumbing Code (state rules) and Study Guide, the state rules shall govern. A true and correct copy of which code is filed in the office of the city secretary.

The Code of Ordinances of the City of Pearland, Texas, is hereby further amended by deleting from Article I of Chapter 23, thereof all of Section 23-161 which provides as follows:

### ***Sec. 23-161. Amendments; modifications; additions; deletions.***

The gas code adopted in section 23-161 is modified in the following respects:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Pearland, Texas, hereinafter sometimes referred to as "this code."

Section 106.5.2 is hereby amended to read as follows:

**106.5.2 Fees.** The fees for all gas plumbing work shall from time to time be established by resolution of city council; and a fee schedule shall be kept in the office of the city secretary.

Section 106.5.3 is hereby adopted to read as follows:

**106.6.3 Refunds.** The Building Official shall authorize the refunding of fees where the full amount of any fee paid hereunder was erroneously paid or collected.

Section 108.4 is hereby deleted in its entirety and rewritten to read:

**108.4 Violations.** Any person, firm or corporation who shall violate or fail to comply with the requirements or provisions of the gas plumbing code herein adopted shall be deemed guilty of a misdemeanor and shall, upon conviction by a court of competent jurisdiction, be punished as provided in section 1-11 of the Code of Ordinances of the city.

Section 109.2 is hereby deleted and replaced with the following:

**109.2. Board of Appeal.** The construction board of adjustment and appeals as set forth in Sec. 112.3 of the Building Code (amended) shall also serve as the gas plumbing board of appeals.

## ARTICLE III. MECHANICAL CODE

Deleting excerpt from Article III of Chapter 7 hereby amends the Code of Ordinances of the City of Pearland, Texas, thereof all of Section 7-51. having provision for SBCCI'97 Standard Mechanical Code is deleted:

Substituting therefore a new Section 7-51 to provide as follows:

### ***Sec. 7-51. International Mechanical Code (IMC) Adopted.***

The International Mechanical Code, 2000 Edition, as published by the International Code Council, Inc., is hereby adopted by reference and made part of this chapter. Provided, however, in the event of conflict between the International Mechanical Code and State Energy Conservation Code (state rules) the state rules shall govern. A true and correct copy of which code is filed in the office of the city secretary.

The Code of Ordinances of the City of Pearland, Texas, is hereby further amended by deleting from Article I of Chapter 23, thereof all of Section 23-161 which provides as follows:

### ***Sec. 7-51.1. Amendments; modifications; additions; deletions.***

The mechanical code adopted in section 7-51 is modified in the following respects:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Pearland, Texas, hereinafter sometimes referred to as "this code."

Section 106.5.2 is hereby amended to read as follows:

**106.5.2 Fees.** The fees for permits required hereunder shall from time to time be established by resolution of city council; and a fee schedule shall be kept in the office of the city secretary.

Section 106.5.3 is hereby adopted to read as follows:

**106.5.3 Refunds.** The Building Official shall authorize the refunding of fees where the full amount of any fee paid hereunder was erroneously paid or collected.

Section 108.4 is hereby deleted in its entirety and rewritten to read:

**108.4 Violations.** Any person, firm or corporation who shall violate or fail to comply with the requirements or provisions of any section or subdivision of the mechanical code adopted by this article shall be deemed guilty of a misdemeanor and shall, upon conviction by a court of competent jurisdiction, shall be fined not less than twenty-five dollars (\$25.00) nor more than two hundred dollars (\$200.00) for each offense; and each and every day that such violation continues shall constitute a separate offense.

Section 109.2 is hereby deleted and replaced with the following:

**109.2 Board of Appeal:** The construction board of adjustment and appeals as set forth in Sec. 112.3 of the Building Code (amended) shall also serve as the Mechanical board of appeals.

Section 202 (**Definitions**) is hereby amended to include the following:

- (a) Whenever the terms “local governing body” or “chief appointing authority” or “administrative authority” or “appropriate authority of the jurisdiction” are used in the code adopted by this article, they shall be construed to mean the City council of the City of Pearland, Texas.
- (b) Whenever the term “department of law” is used in the code adopted by this article, it shall be construed to mean the city attorney of this city.
- (c) Whenever the term “mechanical official” is used in the code adopted by this article, it shall mean the city building inspector or his duly authorized deputy or assistants or any officer of the city designated by the city council having the duty to enforce the mechanical regulations of the city.

Section 606.1 is hereby amended to read as follows:

**606.1 Controls Required.** All mechanical systems over 2000 cfm capacity shall be equipped with smoke/duct detectors on the supply side of the system. Also, if the system capacity is over 15,000cfm, smoke/duct detectors shall be required on both (supply and return) sides of the system to eliminate smoke travel. If the required control is connected to building alarm system, activation shall create a general alarm.