

**ORDINANCE NO. 2016-14**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE VIII, LIFE & SAFETY CODE, SECTION 5-236; AND CHAPTER 8, ARTICLE II, FIRE PREVENTION CODE, SECTION 8-36.**

**WHEREAS**, the City Council previously deemed it necessary to adopt building regulations to help promote the public health, safety and general welfare of the citizens of the City of Boerne; and

**WHEREAS**, the building regulations are designed to minimize public and private losses due to inferior construction within the corporate limits of the City of Boerne; and

**WHEREAS**, the building regulations will help maintain a stable tax base by providing sound construction standards to minimize future blight; and

**WHEREAS**, from time to time it becomes necessary for the City to update and adopt the new editions with amendments to the various codes.

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

That the following Articles of Chapter 5, Buildings and Building Regulations, of the Code of Ordinances, City of Boerne, Texas, is hereby amended to read as follows:

**ARTICLE VIII, LIFE SAFETY CODE**

**Sec. 5-236. Code adopted.**

The Life Safety Code 2009 Edition, together with all appendices, as published by the National Fire Protection Association is herein adopted and incorporated as though it was copied herein fully.

That the following Articles of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances, City of Boerne, Texas, is hereby amended to read as follows:

**ARTICLE II. - FIRE PREVENTION CODE**

**Sec. 8-36. - Amendment.**

The International Fire Code 2009 Edition, together with all appendices, except A, as published by the International Code Council is herein adopted and incorporated by reference as though it was copied herein fully with the following exceptions:

**SECTION 105 PERMITS**

105.4.2.1 A Fire Protection Plan shall be submitted to the fire code official prior to the approval of any private or public development (PUDs, MUDs, etc.).

**SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES**

**Replace section 307 with:**

307. It shall be unlawful for any person to burn trash, rubbish, or brush within the corporate limits of the city unless approved by the Fire Chief, or Fire Marshal, or designee, and is compliance with Title 30 of the Texas Administrative Code Subchapter B: Outdoor Burning - Sections 111.201-111.221.

**SECTION 308 OPEN FLAMES**

308.1.4 Charcoal burners and other open-flame cooking devices shall not be operated on balconies or within 10 feet (3048 mm) of any structure. The storage or use of fuel fed cooking devices, fire rings, chimineas, fuel fired torches and similar devices on balconies or porches of group R occupancies shall be prohibited. Ground fires for cooking shall be by permit only. Fuel fired cooking devices of wood, charcoal, and gas shall be allowed and do not require a permit.

**Exceptions:**

1. One- and two-family *dwelling*s.

**SECTION 407 HAZARD COMMUNICATION**

407.2 Globally Harmonized System (GHS) Safety Data Sheets. Safety Data Sheets (SDS) for all hazardous materials shall be either readily available on the premises as a paper copy, or where *approved*, shall be permitted to be readily retrievable by electronic access.

**SECTION 503 FIRE APPARATUS ACCESS ROADS**

503.2.4 *Turning Radius*. The required turning radius of a fire apparatus access road shall be 30 ~~35~~ foot inside, as determined by the fire code official. Where this requirement may be impractical or prohibitive it may be waived by the fire code official.

503.3 The signs and markings shall be placed as follows:

Striping - The top and face of road curbs shall be painted utilizing red traffic paint.

- a. If no curbs are present a six inch (6") wide stripe painted of traffic red paint shall be painted on the driving surface to show the boundaries of the lane.

- b. The words "NO PARKING FIRE LANE" shall appear in three inch (3") white letters. The lettering will be alternatively spaced at 12 foot intervals on the red border markings along both sides of the fire lanes.
- c. When required, signage indicating "FIRE LANE NO PARKING" shall be spaced at a maximum of 75 feet apart, along the length of the fire lane. Signs shall comply with the International Fire Code, 2009 Appendix D figure D103.6.
- d. Where the painting of the fire lanes are deemed impractical or impossible by the fire code official, signs that comply with IFC 2009 Appendix D figure D103.6 shall be placed at a maximum of 35 feet apart along the length of the fire lane.

## **SECTION 507 FIRE PROTECTION WATER SUPPLIES**

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an *approved* method. Fire hydrants across more than four (4) lanes of traffic (including turning lanes) or across medians are not considered accessible and cannot be used for fire flow credit.

## **SECTION 903 AUTOMATIC SPRINKLER SYSTEMS**

903.2.1 All buildings, regardless of occupancy, of more than two stories shall have automatic sprinklers that meet the specification of NFPA-13 or NFPA 13R on all floors.

Exemptions:

- 1. One or two family dwellings.

## **SECTION 905 STANDPIPE SYSTEMS**

Section 905.3.1 Building height. Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 20 feet (6096mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 20 feet (6096mm) below the highest level of the fire department vehicle access. Where the installation of standpipes may be impractical or prohibitive this section may be waived by the fire code official.

Exemptions:

- 1. One or two family dwellings.

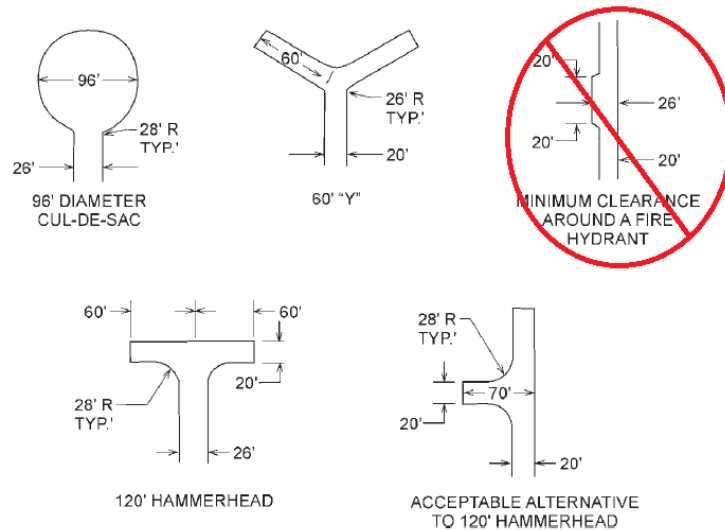
## **SECTION 912 FIRE DEPARTMENT CONNECTIONS**

912.3 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other object for a minimum of 3 feet (914 mm) width from the fire department access road to the FDC.

## **APPENDIX SECTIONS OF THE INTERNATIONAL FIRE CODE**

C105.2 Any street with a cul-de-sac requires a hydrant at the street intersection closest to the cul-de-sac in addition to the existing fire hydrant requirements set forth in the Subdivision Code.

**Replace Figure D103.1 with:**



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

D101, General, D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code* and Boerne Subdivision Ordinance.

D101, General, D101.2 One and two family residential developments. The access road requirements for one and two family developments shall comply with the City of Boerne Subdivision Ordinance.

D.102.1 Access and loading in a commercial or industrial development. Facilities, building or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34,050 kg).

D.103.1 Access road width with a hydrant in a commercial or industrial development. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See figure D103.1.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official in a commercial or industrial development. For one and two family dwellings refer to the City of Boerne Subdivision Ordinance Section Table 3-8: Intersection Curb Radii.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 250 feet (45,720 mm) in length shall be provided with 96 foot diameter cul-de-sac in commercial areas and 80 foot diameter cul-de-sacs in one and two family developments for turning around fire apparatus. Dead-end fire apparatus access roads on commercial property in excess of 150 feet (45,720

mm) may be provided with width and turnaround provisions in accordance with Table D103.4 if the cul-de-sac diameters listed above are impractical.

D103.6.1 Roads 20 to 26 feet in width in a commercial or industrial development. Fire apparatus access road 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width in a commercial or industrial development. 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.

D104 Commercial and Industrial Developments Special Requirements

D105 Aerial Fire Apparatus Access Roads For Commercial And Industrial Developments

D106 Multiple-Family Commercial Residential Developments

PASSED and APPROVED on first reading this the 23<sup>rd</sup> day of February, 2016.

PASSED, APPROVED, and ADOPTED on second reading this the 8<sup>th</sup> day of March, 2016.

APPROVED:

s/s Michael D. Schultz  
Mayor

ATTEST:

s/s Lori A. Carroll  
City Secretary

APPROVED AS TO FORM:

s/s Kirsten B. Cohoon  
City Attorney