

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE CODE OF ORDINANCES, ARTICLE II, FIRE CODES FOUND IN CHAPTER 50, FIRE PREVENTION AND PROTECTION; ADOPTING THE 2018 INTERNATIONAL FIRE CODE WITH CERTAIN EXCEPTIONS AND ADDITIONS TO SAID CODE AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE, PUBLICATION AND A SEVERABILITY CLAUSE; AND AUTHORIZING CITY STAFF TO PREPARE THIS ORDINANCE FOR SUBMISSION AS A SUPPLEMENT TO THE CODE OF ORDINANCES.

RECITALS:

WHEREAS, the City Council of the City of Seguin desires to provide for the orderly, safe, and healthful development of land located within the community, and

WHEREAS, the City Council of the City of Seguin desires to promote the health, safety and general welfare of the residents of the City of Seguin by adopting recent revisions to the International Fire Code, and

WHEREAS, the City Council of the City of Seguin desires to assist development efforts by establishing uniform fire code regulations.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas:

SECTION 1. The Seguin Code of Ordinances, Chapter 50, Fire Prevention and Protection, Article II, Fire Codes, Section 50-26 is amended to create a new subsection (e) that shall read as follows (underlining indicates added text, ~~strikethrough~~ indicates deleted text):

Section 901.6.4; add Section 901.6.4.1 to read as follows:

901.6.4.1 Excessive Nuisance Fire Alarms. The transmission of a false or nuisance alarm is a violation of this code. Facilities transmitting more than three nuisance alarms within a 12-month period shall be subject to a \$200.00 fee for each subsequent nuisance alarm to a of eight. For each additional alarm over eight in a 12-month period shall be \$500. Individuals intentionally causing a false alarm shall be subject to the Violation penalties listed above, and/or any provisions listed in the Texas Penal Code

Section 903.2.9; remove Section 903.2.9.3:

~~**903.2.9.3 Self-Service Storage Facility.** An automatic sprinkler system shall be installed throughout all self-service storage facilities in excess of 6,000 square feet. Minimum spacing between buildings shall be 20 feet to be considered separate buildings.~~

Section 903.2.11; change 903.2.11.8 and 903.2.11.9 as follows:

903.2.11.8 Self-Storage Buildings (S-1). An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Group II classification, in accordance with NFPA 13

requirements. Physical construction in compliance with open-grid ceilings as per NFPA 13, such as an open metal grid ceiling or chicken wire that does not obstruct the overhead sprinkler protection, shall be installed to prevent storage from exceeding the lower of either 12 feet above finished floor or 18 inches beneath standard sprinkler head deflectors. At least one sprinkler head shall be provided in each storage unit/ room additional sprinklers may be necessary for compliance with NFPA 13 spacing requirements), regardless of wall height or construction type separating such units.

Exception: One-story self-service storage facilities that have no interior corridors and are provided with a three-hour fire wall installed every 6,000 sq. ft. up to a maximum aggregate building area of 12,000 sq. ft. The above required overhead physical obstructions are still required at 2 ft. below the ceiling or roof deck for a non-sprinklered building.

903.2.11.9 Buildings Over 6,000 sq. ft. with occupancy classification of A-1, A-3, A-4, B, E, F-1, & M. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater with occupancy classification of A-1, A-3, A-4, B, E, F-1, & M. For the purpose of this provision, fire barrier walls shall be a minimum of a 3-hour fire rated walls that extends from floor to roof.

Exceptions:

1. Open parking garages in compliance with Section 406.5 of the International Building Code.
2. The building is divided by a 3-hour fire wall creating an envelope not to exceed 6000 sq. ft. for building 12,000 sq. ft. or less, unless otherwise specified by this code. The fire wall shall meet the definition of a fire barrier wall in the IBC and be self-supporting.
3. Type F-2 Occupancies with less than 20% of the gross square footage is utilized for combustible storage with no high-piled combustible storage.

Section 904.15; add Section 904.15 to read as follows:

904.15 Fire Protection of stove tops in Existing Group R Occupancies: Owners and/or managers of apartment buildings containing three or more dwelling units with no automatic fire suppression sprinkler system which contain independent cooking facilities shall install and maintain an approved, automatic, laboratory tested, fire extinguishing device designed to suppress fires over each stove located in all individual residences. The devices shall be activated without human intervention, and shall require no maintenance, inspection, or re-certification within the life span of the device. All devices shall be replaced as recommended by the manufacturer before the expiration date listed on the device.

SECTION 2. The Seguin Code of Ordinances, Chapter 50, Fire Prevention and Protection, Article II, Fire Codes, Section 50-71, Knox Rapid Entry System, is amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text):

(g) A Knox Box Rapid Entry System shall be located at or near the recognized public entrance, at a height of ~~not less than eight and not more than 12 feet~~ six feet above final grade, or as designated by the fire official having jurisdiction.

If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portions of the Ordinance, which shall continue to have full force and effect.

SECTION 3. All Ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 4. City staff is authorized to prepare this Ordinance for submission as a supplement to the Seguin Code of Ordinances.

SECTION 5. This Ordinance shall be effective upon ten (10) days following passage on second reading.

Passed and approved on the first reading on the ____ day of _____, 2024.

Passed and approved on the second reading on the ____ day of _____, 2024.

DONNA DODGEN
MAYOR

ATTEST:

Kristin Mueller
City Secretary