

CITY OF BALCH SPRINGS, TEXAS

ORDINANCE NO 2052-08

AN ORDINANCE OF THE CITY OF BALCH SPRINGS, TEXAS, ADDING SECTIONS 14-57 AND 14-58 OF THE CODE OF ORDINANCES OF THE CITY OF BALCH SPRINGS, TEXAS TO PROVIDE FOR INSTALLATION OF SPRINKLER SYSTEMS AND SPRINKLER SYSTEMS FOR RESIDENTIAL OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT, PROVIDING A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND REPLEALING CLAUSES; PROVIDING FOR THE PUBLICATION OF THE CAPTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Balch Springs has adopted provisions pertaining to sprinkler systems as part of its Fire Code;

WHEREAS, the City Council desire to ensure that those provisions are strengthened and provided for in the Building Codes adopted by the City; and

WHEREAS, the City Council of the City of Balch Springs has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Balch Springs, Texas to adopt the 1999 edition of Installation of Sprinkler Systems, NFPA 13 and NFPA 13R.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BALCH SPRINGS, TEXAS, that:

SECTION 1 All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2 Chapter 14 of the City of Balch Springs Code of Ordinances, are hereby amended by adding Sections 14-57 and 14-58 with the following:

Sec. 14-57. NFPA 13 Sprinkler Systems

- (a) NFPA 13, 1999 Edition, published by the National Fire Protection Association including Appendix A, B, C, D and E save and except the deletions and amendments as set forth below, is made a part of the Building Code as if fully set forth herein. Three copies of the Installation of Sprinkler Systems, 1999 Edition, NFPA 13 are on file in the Office of the Fire Marshal of Balch Springs being marked and designated as the Installation of Sprinkler Systems, NFPA 13, 1999 Edition, published by the National Fire Protection Association.

- (b) Amendments to NFPA 13, 1999 Edition.
- (1) Section 3-9.2 Fire Department connections shall be equipped with listed metal threaded caps properly secured and arranged for easy removal by fire departments.
 - (2) Section 3-10.3.1 An Alarm unit shall include a listed mechanical alarm. No electrically operated appliance shall be used.
 - (3) Section 5-13.6.1 Sidewall spray sprinklers shall be installed at the bottom of each elevator hoist way not more than two (2) feet above the floor of the pit. No exceptions.
 - (4) Section 5-13.6.3 Upright or pendent spray sprinklers shall be installed at the top of elevator hoist ways. No exceptions.
 - (5) Section 5-13.8.1 Sprinklers shall be installed under exterior roofs or canopies exceeding forty inches (40") in width. No exceptions.
 - (6) Section 5-13.9.1 Sprinklers are required in all bathrooms regardless of construction type and/or size.
 - (7) Section 5-13.9.2 Sprinklers are required in all clothes closets, linen closets, and pantries within dwelling units in hotels and motels regardless of size or construction type.
 - (8) Section 5-14.1.1.3 Valves on connections to water supplies, section control and isolation valves, and other valves in supply pipes to sprinklers and other fixed water-based fire suppression systems shall be supervised by one of the following methods:
 - Central station, proprietary, or remote station signaling service.
 - Local signaling service that will cause the sounding of an audible signal at a constantly attended point.
 - No other exceptions.
- (c) Any person, firm, corporation or business entity violating this Section shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Section shall constitute a separate offense. The penal provisions imposed under this Section shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

Sec. 14-57. NFPA 13R Sprinkler Systems

- (a) NFPA 13R, 1999 Edition, published by the National Fire Protection Association including Appendix A and B save and except the deletions and amendments as set forth below, is made a part of the Building Code as if fully set forth herein. Three copies of the Installation of Sprinkler Systems, 1999 Edition, NFPA 13R are on file in the Office of the Fire Marshal of Balch Springs being marked and designated as the Installation of Sprinkler Systems, NFPA 13R, 1999 Edition, published by the National Fire Protection Association.
- (b) Amendments to NFPA 13R, 1999 Edition.
- (1) Section 20-4.1 Valve and Drains. Where a common supply main is used to supply both domestic and sprinkler systems, a single, listed control valve shall be provided to shut off both the domestic and sprinkler systems, and a separate shutoff valve shall be provided for the domestic system only.
Exception: The sprinkler system piping shall be permitted to have a separate control valve where supervised by one of the following methods:
- Central Station, Proprietary, or remote station alarm service;
 - Local alarm service that causes the soundings of an audible signal at a constantly attended location;
 - Valves that are locked upon are not permitted.
- (2) Section 2-4.2 Fire Department Connection shall be as follows: At least two 2 ½ fire department connections shall be provided. Connections shall be equipped with listed metal threaded caps properly secured and arranged for easy removal by fire departments.
- (3) Section 2.5.2 Design Criteria – Outside Dwelling Unit. The design discharge, number of design sprinklers, water demand of the system, sprinkler coverage, and position of sprinklers for areas to be sprinkled outside the dwelling unit shall comply with specifications in NFPA 13, Standard for the Installation of Sprinkler Systems.
Exception No. 3 shall be amended as follows: Garage doors shall be considered obstructions.
- (4) Section 2-6, Location of Sprinklers. Sprinklers shall be installed in all areas.
- Sprinklers shall be required in all bathrooms regardless of size.
 - Sprinklers shall be required in all closets, linen closets, and pantries within dwelling units.
 - Sprinklers are required on all porches, balconies, corridors, and stairs that are open and attached.

(4) Section 2-6, Location of Sprinklers. Sprinklers shall be installed in all areas. (continued)

- Sprinklers are required in all attics, penthouse equipment rooms, crawl spaces, floor and ceiling spaces, elevator shafts, and other concealed spaces that are not used or intended for living purpose or storage.
- Sprinklers are required in all closets on exterior balconies regardless of size.

(c) Any person, firm, corporation, or business entity violating this Section shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00).

SECTION 3 All provisions of the ordinances of the City of Balch Springs in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of such conflict, and all other provisions of the ordinances of the City of Balch Springs not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4 Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5 This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

SECTION 6 It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

DULY PASSED AND ADOPTED by the City Council of the City of Balch Springs, Texas, on the 28th day of July, 2008.

APPROVED:

Cedric Davis, Mayor

ATTEST:

Cindy Gross, City Secretary