

## INTERNATIONAL BUILDING CODE ADOPTED

A booklet entitled 'International Building Code 2024 Edition' as amended and as hereafter may be amended, at least one (1) copy of which is on file in the office of the Building Official of the City of College Station, Texas, is hereby adopted and designated as the Building Code of the City of College Station, Texas. In addition, Appendix D of the 2024 International Building Code is hereby adopted.

### AMENDMENTS TO INTERNATIONAL BUILDING CODE

The above referenced International Building Code is hereby amended as follows:

1. **Section 105** (Permits) is amended by adding Section 105.1.3 to read as follows:

#### 105.1.3 Registration of Contractors.

It shall be the duty of every individual who makes contracts to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, and every individual making such contracts and subletting the same or any part thereof, to first register with the Building Official, giving full name, residence, name and place of business, and in case of removal from one place to another to have made corresponding change to the Building Official.

**Exception:** Homeowner permits as provided per local amendment by added Section R105.2.4, International Residential Code.

Plumbing Contractors - Plumbing contractors shall be licensed as prescribed by the State of Texas and shall register their license with the City of College Station before a plumbing permit is issued by the City.

Air Conditioning, Refrigeration and Heating Contractors - Air Conditioning, Refrigeration and Heating Contractors shall be licensed by the State of Texas and shall register their license with the City of College Station before a mechanical permit is issued by the City.

Licensed Irrigators - Irrigation Contractors shall be licensed Irrigators by the State of Texas shall register their license with the City of College Station before a lawn irrigation permit is issued by the City.

Electrical Contractors - Electrical Contractors shall be licensed by the State shall register their license with the City of College Station before an electrical permit is issued by the City.

Electrical Sign Contractors – Electrical Sign Contractors shall be licensed by the State shall register their license with the City of College Station before a permit is issued.

Before any license is registered with the City, the applicant shall have adequate insurance coverage for general liability as provided for by State law for the respective trade.

2. **Section 105.2** (Work exempt from permit) is amended by deleting item #2 under “Building” and replacing with the following:

“2. Fences of wood, chain link, or similar material, and less than eight feet in height, and walls of brick, stone, concrete, or similar material, and less than six feet in height, shall not be construed to be a structure, nor shall they require a building permit.

3. **Section 105.2** (Work exempt from permit) is amended by adding the following under

“Electrical”:

**Replacing Fuses:** No permit shall be required for replacing fuses of like rating.

**Replacing Flush or Snap Switches:** No permit shall be required for replacing flush or snap switches, receptacles, lamp sockets, the installation of lamps, or minor repairs on permanently connected electrical appliances.

**Conveying Signals:** No permit shall be required for the installation, maintenance or alteration of wiring, poles and down guys, apparatus, devices, appliances or equipment for telegraph, telephone, signal service or central station protective service used in conveying signals or intelligence, except where electrical work is done on the primary side of the source of power at a voltage over 50 volts and of more than 500 watts.

**Wiring by Electric Public Service Company:** No permit shall be required for the installation, maintenance or alteration of electric wiring, apparatus devices, appliances or equipment to be installed by an electric public service company for the use of such company in the generation, transmission, distribution, sale or utilization of electrical energy. However, an electric public service company shall not do any wiring on a customer's distribution system, including metering equipment wherever located and transformer vaults in which customer's transformers are located, nor shall any of its employees do any work other than done for said company as hereinbefore provided for by virtue of this exception.

**Temporary Wiring:** No permit shall be required for the installation of temporary wiring, apparatus, devices, appliances or equipment used by a recognized electrical training school or college.

**Railway Crossing Signal Devices:** No permit shall be required for the installation and maintenance of railway crossing signal devices, when such is performed by due authority of the railroad and in accordance with the standards of the American Railroad Association, and in collaboration with and approval of the Department of Public Services of the City of College Station.

4. **Section 107.1** (General) is amended to include the following at the end of the section and before the exception: “The design professional shall be an architect or engineer legally registered and in compliance under the laws of Texas and shall affix his official seal to the construction documents for the following:

1. All group A, E and I occupancies.
2. Building and structures three or more stories in height
3. Buildings and structures 5,000 square feet or more in total area

Exception: “Group R-3 buildings, regardless of size”

5. **Section 109.4** (Work commencing before permit issuance) is amended by deleting the existing text in its entirety and replacing it with the following:

“Any person who commences any work on a building, structure electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 100% of the usual fee in addition to the required permit fees.”

6. **Section 109.6** (Refunds) is amended by deleting the existing text in its entirety and replacing it with the following:

“The City Manager or his designee is authorized to establish a refund policy.”

7. **Section [A] 110.3.1** (Footing and foundation inspection) is amended by adding the following to the end of said section:

“The Building Official shall have the authority to require a form survey to verify building setbacks. Such survey shall be provided to the Building Official prior to placement of concrete and prepared by a surveyor licensed to perform work in the State of Texas.”

8. **Section 110.3.6** (Lath and gypsum board inspection) is amended by deleting the section in its entirety.
9. **Section 111.2** (Certificate issued) is amended by deleting items number 4, 5, 7, 10, and 11.
10. **Section 113** (Means of Appeals) is amended by deleting the section in its entirety.
11. **Section 116.1** (Unsafe Conditions) is amended by deleting the sentence, “Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section.” and replacing it with the following: “Unsafe structures shall be taken down, removed or made safe as provided for in Section 1 (C), Chapter 3, Code of Ordinances.”
12. **Section 202** (Definitions) is amended by adding “Porte-Cocheres”
1. A passageway through a building or screen wall designed to let vehicles pass from street to an interior courtyard.
  2. A roofed structure extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles.
13. **Section 202** (Definitions) is amended by deleting the Townhouse definition and replacing it with the following:
- “Townhouse. A single-family dwelling unit constructed in a group of attached units separated by property lines in which each unit extend from foundation to roof and with open space on at least two sides.”
14. **Section 303.4** (Assembly Group A-3) is amended by adding “tutorial services”.
15. **Section 502.1** (Address identification) is amended by deleting the existing text in its entirety and replacing it with the following:

“502.1 Address identification. An official address, assigned by the Building Official or his designee, shall be provided and placed pursuant to this section in such a position as to be clearly visible from the public street or roadway fronting the property. Addresses placed pursuant to this section shall be a minimum four (4) inches in height and stroke of minimum one-half (1/2) inch, composed of a durable material and of a color that provides a contrast to the background itself. The official address shall be placed a minimum of thirty-six (36) inches and a maximum of thirty (30) feet in height measured from the ground level. Buildings or structures located more than fifty (50) feet from the street curb shall have an official address at least five (5) inches in height. Durable materials used for the official address shall include, but not be limited to, wood, plastic, metal, weather resistant paint, weather resistant vinyl, or weather resistant material designed for outside use on a glass surface. For single family residences, the requirement of this section may be met by providing a minimum of two (2) inch high numbers on both sides of a U. S. mailbox located near the curb in front of the house, or a freestanding structure with numbers at least four (4) inches in height.

A building complex composed of multiple structures or dwellings shall have an official suite or unit number assigned to each building, suite or tenant as well as a street address number. If there is sufficient street frontage, each building, suite or tenant may also be assigned an official street address number. The official street address number of each structure must be prominently posted on the building so that it is visible from the nearest public street or designated fire lane. Each number

designated by the Building Official, or his designee, for each individual suite or unit must be conspicuously posted on each suite or unit.

Commercial buildings with side or rear access in addition to the main entrance, shall also display the business name and official address on each side or rear door with characters at least two (2) inches in height. Residential structures which provide for rear vehicular access from a dedicated public alley, street or designated fire lane shall conspicuously post an official address at least two (2) inches in height so that it is visible from the public alley, street or designated fire lane.

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

When required by the Fire Code Official, address numbers shall be provided in additional approved locations to facilitate emergency response.”

16. **Table 803.13** (Interior Wall And Ceiling Finish Requirements by Occupancy) is amended by deleting the existing text in footnote “d” and replacing it with the following:  
  
“Class A interior finish material shall be required in all areas of all assembly occupancies, whether sprinklered or not, except as provided for in notes e and f below.”
17. **Section 902.1.2** (Marking on access doors). Is amended by replacing 2 inches with 4 inches.
18. **Section 903.1** (General) is amended by adding the following text at the end of said section:  
  
"For the purpose of this section, the term "fire area" shall bereplaced with "building area."
19. **Section 903.2** (Where Required) is amended by adding the following text at the end of the section:  
  
In addition to the requirements of this section, an automatic sprinkler system shall be provided throughout all new buildings and structures as follows:
  1. Where the total building area exceeds 12,000 square feet in area.
  2. Where the height exceeds two stories, regardless of area.
20. **Section 903.2.1.6** (Assembly Occupancies on Roofs) is amended by deleting the exception in its entirety.
21. **Section 903.2.3** (Group E) is amended by deleting the exception in its entirety. And adding item “4” to read as follows: Group E, day care facilities, as defined in Section 203.4.2 of the International Fire Code
22. **Section 903.2.4** (Group F-1) is amended by deleting items "2" and "3."
23. \***Section 903.2.4.2** (Group F-1 distilled spirits) is amended to add: An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits *involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at any one time*
24. **Section 903.2.7** (Group M) No. 2 is amended by replacing "three stories above grade" with "two stories in height" and by deleting No. 3 in its entirety.

25. **Section 903.2.9** (Group S-1) is amended by replacing "three stories above grade" with "two stories above grade" in item "2" and by replacing "24,000 square feet" with "12,000 square feet" in item "3."
26. **\*Section 903.2.9.3** (Group S-1 Distilled spirits or wine) is amended to add: An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits **involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at any one time.**
27. **Section 903.2.10** (Group S-2 Parking Garages) is amended by deleting the exception in its entirety.
28. Section 903.2.11.7 is added:
- Section 903.2.11.7 Buildings over 12,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings over 12,000 sq. ft. and greater, and in all existing buildings that are enlarged to be 12,000 sq. ft. or greater, and in buildings greater than 12,000 sq. ft. which are enlarged. For the purpose of this provision, fire walls, fire barriers, or horizontal assemblies shall not define separate buildings.
29. **Section 903.2.13** (Porte-cocheres). All porte-cocheres shall be protected with fire sprinklers.
- Exception: Porte-cocheres of non-combustible construction or a distance of 10 foot or greater.
30. **\*Section 903.3.1.1.1** (Exempt locations) is amended by deleting item number 4.
31. **\*Section 903.3.1.2.2** (Corridors and balconies in the means of egress) is amended as follows:
- 903.3.1.2.2 (Corridors and balconies in the means of egress). Sprinkler protection shall be provided in all corridors and for all balconies in the means of egress.
32. **Section 903.3.1.2.3** (Attics). is amended by deleting items 3.4 and 4.5
33. Section 903.3.1.3 NFPA 13D Sprinkler Systems is amended by adding Section 903.3.1.3.1  
Section 903.3.1.3.1 Structures built within an area zoned as Middle Housing, and required by this code, or any other code, to have a fire sprinkler system shall install at a minimum a NFPA 13R system.
34. **Section 904.3.5**, (Monitoring). is amended by deleting the section and replacing it with:
- 904.3.5 (Monitoring). All automatic fire extinguishing system shall be monitored with a system in accordance with NFPA 72.
35. **Section 905.1**, (General). is amended by adding Section 905.1.1, Safety factor, as follows:
- 905.1.1 (Safety factor). All standpipe systems with the exception of manual standpipes shall be designed with a minimum safety factor of 5 PSI or 10% of required pressure (whichever is greater) taken at the source for the hydraulically most demanding system and/or outlet.
36. **Section 905.4**, (Location of Class I standpipe hose connections), is amended as follows with all other code text to remain as written:
- 905.4 (Location of Class I standpipe hose connections). Class I standpipe hose connections shall be provided in all of the following locations:
1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at [the main] an intermediate [floor] landing between stories unless otherwise approved by the fire code official.
37. **Section 906.1** (Where required) is amended by deleting exception 1 and 2 all others remain the same.

38. **Section 907.2.1** (Group A) is amended by adding the following section:
- 907.2.1.3 Group A-2. An automatic alarm system shall be provided for fire areas containing Group A-2 occupancies that have an occupant load of 100 or more.
39. **Section 907.2.7.1.1**, (Occupant notification). is repealed in its entirety.
40. **Section 907.2.8.2**, (Automatic smoke detection system), is hereby amended to read as follows:
- 907.2.8.2 (Automatic smoke detection system). An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed throughout all interior corridors serving sleeping units. The automatic smoke detection system requirement is met only by the installation of smoke or beam detectors whenever possible. If environmental conditions do not allow the installation of smoke detectors, fire alarm heat detectors may be used on a limited basis when approved by the fire code official.
- Exception: An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.
- Exception: An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.
41. **Section 907.2.13.2 (Fire department communication system) is deleted in its entirety**
42. **Section 907.2.13.1.2**, (Duct smoke detection), is amended to read as follows:
- 907.2.13.1.2 (Duct smoke detection). Duct smoke detectors complying with Section 907.3.1 shall be located in accordance with the NFPA 90A: Standard for the Installation of Air-Conditioning and Ventilating Systems or as follows:
1. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m<sup>3</sup>/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.
  2. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system. In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cfm (2.4 m<sup>3</sup>/s) and serving not more than 10 air-inlet openings.
43. **Section 907.2**, (Where required - new buildings and structures), is amended by adding Section 907.2.24, Fire alarm systems for property protection, to read as follows:
- 907.2.24 (Fire alarm systems for property protection). Fire alarm systems dedicated solely to the protection of property are permitted to be installed in facilities where a fire alarm system is not required by other sections of this code or the International Building Code provided the following conditions are met:
1. Any and all automatic detection is installed, located and maintained in accordance with the requirements of NFPA 72 and a documentation cabinet as required by NFPA 72 is provided and installed.
  2. The installed system is monitored by a supervising station which provides remote and central station service.

3. One manual means of activation is installed in an approved location

4. Where the fire alarm system control unit is located in an area that is not readily accessible to response personnel, a remote fire alarm system annunciator panel is installed.

44. **Section 907.2**, (Where Required) – is amended by adding Section 907.2.25, Fire alarm systems for property protection, to read as follows:

907.2.25.1 (Group R-4) Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3. Section 907.2.10.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.

2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:

2.1. The building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2.2. The notification appliances will activate upon sprinkler water flow.

2.3. Not fewer than one manual fire alarm box is installed at an approved location.

3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at exits where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

907.2.25.2 (Automatic smoke detection system). An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens.

Exceptions:

1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

2. An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.

907.2.25.3 (Smoke alarms). Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

45. **Section 907.3.1**, (Duct smoke detectors), is amended to read as follows:

907.3.1 (Duct smoke detectors). Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit where a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a Central

monitoring station and shall perform the intended fire safety function in accordance with this code, NFPA 90A: Standard for the Installation of Air-Conditioning and Ventilating Systems and the International Mechanical Code. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm. They shall not be used as a substitute for required open area detection. 2021 International Building-Related Code.

Exceptions:

1. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.
2. For fire alarm systems which cannot be programmed for supervisory signals, duct detectors shall be allowed to activate the alarm signal.

46. **Section 907.3.**, (Fire safety functions), is amended by adding 907.3.5, Fire alarm systems - emergency control, as follows:

907.3.5 (Fire alarm systems - emergency control). At a minimum, the following functions, where provided, shall be activated by the fire alarm system:

1. Elevator capture and control in accordance with ASME/ANSI A17.1b, Safety Code for Elevators and Escalators.
2. Release of automatic door closures and hold open devices
3. Stairwell and/or elevator shaft pressurization.
4. Smoke management and/or smoke control systems.
5. Initiation of automatic fire extinguishing equipment.
6. Emergency lighting control.
7. Unlocking of doors.
8. Emergency shutoff of gas and fuel supplies that may be hazardous provided the continuation of service is not essential to the preservation of life.
9. Emergency shutoff of audio systems for sound reinforcement or entertainment (i.e. music systems, systems for announcement and broadcast which are separate from public address systems) provided that such systems are not used to issue emergency instructions.
10. Emergency shutoff of systems used for the creation of displays or special effects (i.e. lighting effects, laser light shows, projection equipment).

47. **Section 907.4.2.1**, (Location), is amended to add the Exception to read as follows:

907.4.2.1 (Location). Manual fire alarm boxes shall be located not more than 5 feet (1524 mm) from the entrance to each exit. In buildings not protected by an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, additional manual fire alarm boxes shall be located so that the distance of travel to the nearest box does not exceed 200 feet (60 960 mm).

Exception: Where construction of the building prohibits the proper installation of a pull station (e.g. glass walls, interior brick or rock walls), a pull station shall be allowed to be located in the normal path of egress, where approved by the Fire Marshal or designee.

48. **Section 907.5.1.1**, (Presignal feature), is amended to read as follows:

907.5.1.1 (Presignal feature and positive alarm sequences). A presignal feature or Positive Alarm Sequence as defined in NFPA 72 shall not be installed unless approved by the fire code official. Request to use a presignal feature or a Positive Alarm Sequence must be submitted in writing to the Fire Marshal and approval granted before installation. Where a presignal feature or Positive Alarm Sequence is provided, a signal shall be annunciated at a constantly attended location approved by the fire code official, so that occupant notification can be activated in 2021 International Building-Related Codes the event of fire or other emergency. When approved by the fire code official, the presignal feature or Positive Alarm Sequence shall be implemented in accordance with the requirements of NFPA 72.

49. **Section 907.5.2.3**, (Visible alarms), is amended by adding a subsection 907.5.2.3.4, Group R-2 sleeping areas, and Section 907.5.2.3.5, Combination devices, to read as follows:

907.5.2.3.4 (Group R-2 sleeping areas). Living rooms in Group R-2 occupancies shall have audible notification appliances that meet the sleeping area audible requirements of NFPA 72, Chapter 18, Section 18.4.5, and Subsection 18.4.5.1. When such units are required to be equipped with visible notification for the hearing impaired or when such units are designated as accessible in accordance with ICC/ANSI A117.1, combination audible and visible notification appliances that meet both the sleeping area audible requirements of NFPA 72, Chapter 18, Section 18.4.5, Subsection 18.4.5.1 and the effective intensity settings of NFPA 72, Chapter 18.5.5.7.2 shall be installed.

907.5.2.3.5 (Combination devices). Combination 120 VAC single or multiple-station smoke detectors with an onboard visible notification appliance if utilized to meet the requirements of Section 907.2.11, will not be given credit for meeting the visible alarm notification requirements of Section 907.5.2.3.3 if these devices do not have the capability of supplying backup power for the visible notification appliance portion of the device. Should such devices be utilized to comply with Section 907.2.11, the visible appliance side of the device shall flash in synchronization with the notification appliances required in the unit.

50. **Section 907.6.3**, (Initiating device identification), is amended to read as follows with exceptions to remain as written:

907.6.3 (Initiating device identification). The fire alarm system shall identify the specific initiating device address, location, device type, and floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, to the fire alarm panel, annunciator panel and to the supervising station as appropriate.

51. **Section 907.5.2.3.1** (Public Use Areas and Common Use Areas) is amended by deleting the exception and adding Section 907.5.2.3.1.1 to read as follows:

**Section 907.5.2.3.1.1** (Employee Work Areas). Where a fire alarm and detection system is required, employee work areas shall be provided with devices that provide audible and visible alarm notification.

52. **Section 912.2.1**, (Visible location), is amended by adding the following sentence to the end of that section to read as follows:

912.2.1 (Visible location). Fire department connections shall be located on the street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access or as otherwise approved by the fire code official. The fire department connection shall be identified by a sign

installed above the connection with the letters “FDC” not less than 6 inches high and mounted at least 3 feet above the FDC to the bottom edge of the sign unless approved by the fire code official and if multiple FDC’s a sign identifying the corresponding riser.

53. **Section 912.2.2**, (Existing buildings), is amended to read as follows:

912.2.2 (Existing buildings). On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters “FDC” not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Signs shall be mounted no lower than 7 feet from grade to the bottom edge of the sign and are subject to the approval of the fire code official.

54. **Section 912.2** (Location), is amended to add the following:

**Section 912.2.3** (Distance). Fire department connection shall not be located further than 100 feet from the fire hydrant measured by lay of hose from the engine.

55. **Section 912.4.1**, (Locking fire department connection caps), is amended to read as follows:

912.4.1 (Locking fire department connection caps). Locking caps are required on all fire department connections for water-based fire protection systems including but not limited to FDC’s and standpipes.

56. **Section 912**, (Fire Department Connections), is amended by adding Section 912.7, Location and type, as follows:

912.7 (Location and type). Sprinkler system and standpipe fire department hose connections shall be as follows:

1. Within 40 feet of a public street, approved fire lane, or access roadway
2. Within 100 feet of an approved fire hydrant measured per hose lay.
3. All structures are required to have a five inch "Storz" connection.
  - a. Where provided, the five inch "Storz" inlet shall be installed at a 30-degree angle pointing down.
    - i. Exception: NFPA 13R system requiring less than 250 gpm.
4. Minimum of two feet above finished grade and a maximum of four feet above finished grade for standard inlets and minimum of 30 inches at lowest point above finished grade and maximum of four feet above finished grade for the five inch "Storz" inlet.
5. Freestanding FDCs shall be installed a minimum of one foot and a maximum of seven feet from the gutter face of the curb.
6. The Fire Code Official shall approve the location of freestanding fire department connections. Freestanding FDCs must be physically protected against impact per the requirements of Section 312 or other approved means.
7. Fire department connections for H occupancies shall be freestanding, remote and located as determined by the fire code official.
8. Fire department connections for systems protecting fuel storage tanks shall be freestanding, remote and located as determined by the fire code official.

57. **Section 1004.5.1** (Increased occupant load) is amended by deleting the section in its entirety.

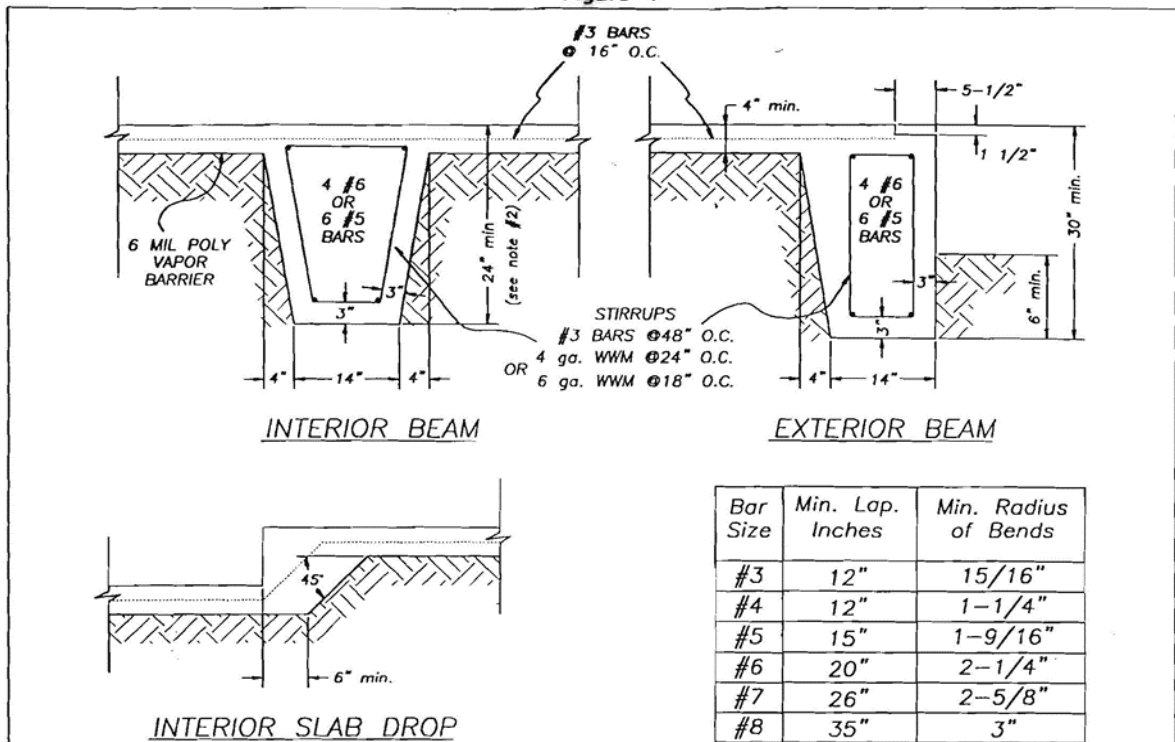
58. **Section 1004.9** (Posting of occupant load) is amended by adding the following text to the end of said section:

“For the purposes of this section, the occupant load shall be the number of occupants computed at

the rate of one occupant per unit of area as prescribed in Table 1004.5.”

59. **Section 1612.3** (Establishment of flood hazard areas) is amended by inserting “Brazos County” for name of jurisdiction and “July 2, 1992 or February 9, 2000” for the date of issuance.
60. **Section 1907** (Slab-on-ground) is amended by adding Section 1907.1.1 to read as follows:  
“**Section 1907.1.1** Minimum foundation standard. All slabs-on-grade with turned-down footings shall comply with the Minimum Foundation Standard as shown in figure 1.”

Figure 1



**GENERAL NOTES:**

- Exterior beam shall extend a minimum of 6 inches into undisturbed soil or fill which is compacted to 95% Standard Proctor (ASTM D 698) within ( $\pm$ ) 2% of optimum moisture content. All fill material shall have a Plasticity Index (P.I.) between 5 and 18.
- Interior beams that exceed 60 ft. in length must be a min. of 30" deep.
- Maximum beam spacing shall be 15 feet and shall be continuous over the length or width of the foundation.
- Steel to be set to clear bare earth minimum 3", wood or steel forms by 1-1/2".
- Minimum concrete specified compression strength shall be 3000 psi @ 28 days.
- Masonry fireplace footings shall be a minimum of 30" deep with 2 mats of #5's @ 12" O.C. both ways.
- These minimum standards shall apply to all foundations.  
Exceptions:  
A. Foundations for temporary buildings and permanent buildings not exceeding one story in height and 400 square feet in area.  
B. Foundations designed by an Architect registered in the State of Texas or a civil/structural Engineer registered in the State of Texas and approved for use by the Building Official.
- All foundations designed by an Architect or Engineer shall be installed as designed. Revisions and exceptions must be submitted in writing by the Architect or Engineer and approved by the Building Official.
- Reinforcing steel shall be grade 60 (grade 40 allowed for stirrups only). All deformations shall meet ASTM A615.

REV.	DESCRIPTION	DATE	CITY OF COLLEGE STATION BUILDING DIVISION	
			MINIMUM FOUNDATION STANDARDS	
			SIZE A	PREPARED 9/98 SHEET 1 OF 1

1. APPENDIX D (FIRE DISTRICTS) is hereby adopted.