



Legislation Text

File #: ORD-3607, Version: 1

Consider adopting Ordinance No. 3607 amending Chapter 38 titled “Fire Prevention and Protection” of the Code of Ordinances by adopting the provisions of the 2018 edition of the International Fire Code with amendments and Appendix M “High-Rise Buildings - Retroactive Automatic Sprinkler Requirement”; and take appropriate action.

BACKGROUND:

To insure that structures in the City of Farmers Branch are built and maintained to a minimum standard for fire safety, the City adopts a model fire code. The North Central Texas Council of Governments (NCTCOG) sponsors a review of the most current fire codes and recommends adoption of the code with regional amendments to address regional conditions. These amendments are intended to regionalize code adoptions and promote enforcement of the same set of minimum standards in the region. Model codes are updated on a routine basis through an international governmental consensus process.

Currently, most of our neighboring municipalities have adopted and are enforcing the 2018 IFC with the NCTCOG amendments with the exception of the City of Coppell and the Town of Addison.

DISCUSSION:

The City of Farmers Branch routinely adopts updated versions of model construction codes to insure that structures meet minimum standard for health and safety. Currently the City of Farmers Branch is enforcing the 2015 International Fire Code. The ordinance as proposed will adopt the 2018 International Fire Code with the North Central Texas Council of Governments (NCTCOG) amendments and minimal amendments to address Farmers Branch local issues.

A notable change to the Farmers Branch local amendments is to modify the sprinkler requirements for all new buildings, and additions to existing buildings from two thousand five hundred (2,500) square feet to six thousand (6,000) square feet. This recommendation is included in the NCTCOG amendments.

One notable change to the 2018 IFC base code is the requirement for existing Group A-2 occupancies where alcoholic beverages are consumed having an occupant load of 300 or more, the fire area containing the Group A-2 occupancy shall be equipped with an automatic sprinkler system. This 2018 IFC base code change will impact Brookhaven Country Club’s 14,000 square foot main banquet area.

In early 2018 Brookhaven Country Club was informed of the coming 2018 IFC code change to allow them time to prepare for and budget the needed \$500,000-\$1,000,000 to complete the safety system upgrade. As done with the 2015 IFC high-rise building sprinkler retrofit requirement, the Fire Department will allow 2 years from adoption of the 2018 IFC to meet this base code requirement.

FISCAL IMPACT:

No Financial Impact

RECOMMENDATION:

City Administration recommends adopting Ordinance No. 3607 amending Chapter 38 titled “Fire Prevention and Protection” of the Code of Ordinances by adopting the provisions of the 2018 edition of the International Fire Code with amendments.

POSSIBLE COUNCIL ACTION:

1. I move to adopt Ordinance No. 3607 amending Chapter 38 titled “Fire Prevention and Protection” of the Code of Ordinances by adopting the provisions of the 2018 edition of the International Fire Code.
2. I move to adopt Ordinance No. 3607 amending Chapter 38 titled “Fire Prevention and Protection” of the Code of Ordinances by adopting the provisions of the 2018 edition of the International Fire Code, with modifications.
3. I move to table the issue for further study or take no action.

ATTACHMENT(S):

1. Ordinance No. 3607