

**Guadalupe County**

**IFC 2006**

**Adoption and amendments**

Drafted by Kelly Kistner and Greg Dreiss, City of Sequin Fire Marshal

(a) The International Fire Code 2006 to include appendices B, D, E, F and G and references thereto, are hereby adopted and incorporated by reference as the fire code of the County, subject to and including by reference such revisions, corrections, additions and deletions as shall appear in this article. In the interpretation and application, the provision of this article shall be held to be minimum requirements adopted for the promotion of public health, safety, morale and general welfare. A copy of the fire code is on file in the city fire marshal's office and the city secretary's office.

(b) Any person aggrieved, officer, department, or board of the city affected by any decision of the fire marshal under this article, shall have the right to present their issue to the Guadalupe County Commissioner's Court, in accordance with the laws of the State of Texas, and appeal in accordance with those provisions of the International Fire Codes.

(c) In the event there is a conflict between this article and the adopted codes herein and any city, state or federal law, the more restrictive requirements shall govern unless the less restrictive requirements are preemptive under state or federal law.

(d) *Amendments to International Fire Code 2006.*

*Section 101.1* shall be amended to read as follows:

101.1 Title. These regulations shall be known as the fire code of Guadalupe County, hereinafter referred to as "this Code."

*Section 103.2* shall be amended by adding the following:

Sec. 103.2.1 The Fire Code Official for Guadalupe County shall be the Guadalupe County Fire Marshal.

*Sec. 106.2* shall be amended to include the following:

106.2.1 The Fire Marshal or his designated representative shall inspect all buildings, premises, or portions thereof as often as may be necessary. An initial inspection shall be made free of charge. If the Fire Marshal or his designee is required to make follow-up inspections after the initial inspection and re-inspection to determine whether a violation or violations observed during the previous inspection have been corrected, a fee shall be charged. The occupant, lessee, or person making use of the building or premises shall pay said fee or fees within thirty (30) days of being billed as a condition to continued lawful occupancy of the building or premises.

106.2.2 Inspection requests. It shall be the duty of the permit holder or his duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this Code.

106.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this Code. Any portions of work

that do not comply with this Code shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

*Section 108.1* shall be amended to read as follows:

108.1 Appeals. Appeals shall be heard by the Guadalupe County Commissioner's Court.

*Section 109.2.3.1* shall be added to read as follows:

109.2.3.1 Citations. It is the intent of this department to achieve compliance by the traditional means of inspection, notification, granting of reasonable time to comply and re-inspection. After all reasonable means to gain compliance have failed, or when a condition exists that causes an immediate and/or extreme threat to life, property or safety from fire or explosion, the Fire Marshal or his designated representative have the discretionary duty to enforce a code or ordinance may issue a notice to appear (citation) for the violation. Citations shall be issued only by qualified personnel.

*Section 109.3* shall be amended to read as follows:

109.3 Penalty. Any person, firm, partnership, corporation or association violating any provision of this article or of any code adopted herein shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in the sum of not more than \$500.00, and each day such violation continues shall constitute a separate and distinct violation.

*Section 202* shall be amended to include the following definitions:

*Fire Watch.* A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the code official, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

*High-rise Building.* A building having any floors used for human occupancy located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

*Self-service Storage Facility.* Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

*Standby Personnel.* Qualified fire service personnel, approved by the Fire Marshal. When utilized, the number required shall be as directed by the Fire Marshal. Charges for utilization shall be as normally calculated by the jurisdiction.

*Addressable Fire Detection System.* Any system capable of providing identification of each individual alarm-initiating device. The identification shall be in plain English and as descriptive as possible to specifically identify the location of the device in alarm. The system shall have the capability of alarm verification.

*Analog Intelligent Addressable Fire Detection System.* Any system capable of calculating a change in value by directly measurable quantities (voltage, resistance, etc.) at the sensing point. The physical analog may be conducted at the sensing point or at the main control panel. The system shall be capable of compensating for long-term changes in sensor response while maintaining a constant sensitivity. The compensation shall have a preset point at which a detector maintenance signal shall be transmitted to the control panel. The sensor shall remain capable of detecting and transmitting an alarm while in maintenance alert.

Section 307.1 the following statement will be added.

307.1 and as permitted by the Clean Air Act of the state and by the Texas Commission on Environmental Quality, amended including but not limited to Chapter 111 Subchapter B Outdoor Burning and Chapter 106 Subchapter V Section 106.4d96 Trench Burning.

Section 307.4 shall be amended to read as follows:

307.4 Location. The location for open burning shall not be less than 50 feet from any structure or 300 feet from any adjoining property line, and provisions shall be made to prevent the fire from spreading to within 50 feet of any structure or 300 feet from any adjoining property line. Open trench fires shall be located no less than 1500 feet from any structure of adjoining property line.

Section 307.5 shall be added to read as follows:

307.5 The approved time for the burning of open trench fires shall be from one hour after sunrise to one hour before sunset, at which time the fire shall be completely extinguished. No additional fuel items shall be placed in the fire trench after 3:00 p.m.

*Section 308.3.1* shall be amended to read as follows:

Section 308.3.1 Open-flame cooking and heating devices. Open flame cooking devices, charcoal grills, outdoor fireplaces and other similar devices used for cooking, heating or any other purpose, shall not be located or used on any combustible balcony, deck, or within 10 feet (3,048 mm) of any combustible construction.

Exceptions:

1. Detached one- and two-family dwellings may have containers with a water capacity not greater than 20 pounds (9.08 kg) [nominal 8 pound (3.632 kg) LP-gas capacity], with an aggregate capacity not to exceed 100 lbs (5 containers).
2. Other residential occupancies where buildings, balconies and decks are protected by an approved automatic sprinkler system, may have containers with a water capacity not greater than 20 pounds (9.08 kg) [nominal 8 pound (3.632 kg) LP-gas capacity], with an aggregate capacity not to exceed 40 lbs (2 containers).

*Section 503.2.2* shall be amended to read as follows:

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.

*Section 503.2.3* shall be amended to read by adding the following sentences at the end of the paragraph:

503.2.3 Surface: Add –

All fire lanes shall be maintained and kept in a good state of repair at all times by the owner and Guadalupe County shall not be responsible for the maintenance thereof. It shall further be the responsibility of the owner to insure that all fire lane markings required by Section 503.3 be kept so that they are easily distinguishable by the public

*Section 503.2.4* shall be amended to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be a minimum of 35 feet inner radius and 55 feet exterior radius or shall be approved by the fire code official.

*Section 503.2.7* shall be amended to read as follows:

503.2.7 Grade. The grade of the fire apparatus access road shall not exceed 6 percent in grade

*Section 503.2.8* shall be amended to read as follows:

503.2.8. Fire Lane Site Plan.

When fire lanes are required in accordance with the provisions of this article, the owner, builder, or developer shall submit a fire lane site plan in an approved format. Construction of the building shall not begin until the fire lane site plan has been approved.

*Section 503.6.1* shall be amended to read as follows:

The installation of security gates across a fire apparatus access road shall be approved by the Fire Marshal. When security gates are installed, they shall have an approved means of emergency operation, regardless of whether or not the gates are supervised by a person 24 hours a day. The security gates and the emergency operation shall be maintained operational at all times/

*Section 505.1* shall be amended to read as follows:

505.1 Premises Identification. Approved numerals of a minimum six inches (6") height and of a color contrasting with the background designating the address shall be placed on all new buildings or structures in a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways / access.

Where buildings do not immediately front a street, approved six-inch (6") height building numerals or addresses and 3-inch (3") height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new buildings or structures. Numerals or addresses shall be posted on a minimum twenty-inch by thirty-inch (20" X 30") background on border.

Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width shall be 0.5 inches.

Exception. R-3 Single Family occupancies shall have approved numerals of a minimum three and one-half inches (3 ½") in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

*Section 505.1.1* shall be added to read as follows:

505.1.1 Utility shut-off identification. Approved numerals of minimum one-inch (1") height and of a color contrasting with the background shall be placed on gas and electrical meters serving all new and existing buildings or structures except R-3 occupancies.

*Section 705* shall be added to read as follows:

705 Multiple Occupancy Buildings. Buildings and centers where more than one occupancy is located within a structure shall be in accordance with this article. Each occupancy shall be separated from adjoining occupancies by a one-hour fire rated wall or assembly

*Section 807.4.3.2 and Section 807.4.4.2* shall be amended to add the following exception:

807.4.4.2 **Artwork.** Artwork and teaching materials shall be limited on walls to not more than 20 percent of the wall area of corridors and not more than 50 percent of the wall area in classrooms.

Exception: Corridors protected by an approved automatic sprinkler system Installed in accordance with Section 903.3.1.1 shall be limited to 50 percent (50%) of the wall area.

*Section 903.1.2* shall be added to read as follows:

903.1.2 Residential systems. Unless specifically allowed by this Code or the International Building Code, residential sprinkler systems installed in accordance with NFPA 13D or NFPA 13R shall not be recognized for the purposes of exceptions or reductions, commonly referred to as "trade-offs," permitted by other requirements of this Code.

In addition, residential sprinkler systems installed in accordance with NFPA 13R must include attic sprinkler protection to be recognized for the purposes of such trade-offs permitted by other requirements of this Code.

*Section 903.2.10.4* shall be amended to read as follows:

903.2.10.4 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4,572 mm), see Chapter 23 to determine if those provisions apply.

*Section 903.2.10.5* shall be amended to read as follows:

903.2.10.5 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic sprinkler system and/or an approved automatic fire-extinguishing system in accordance with Chapter 9 and Section 1504.

*Section 903.2.10.6* shall be amended to read as follows:

903.2.10.6 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all new buildings with a building area over 6,000 sq. ft.

Exceptions:

1. Open parking garages in compliance with Section 406.3 of the International Building Code, when all of the following conditions apply:
  - a. The structure is freestanding.
  - b. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms or spaces used or occupied for anything other than motor vehicle parking.
  - c. The structure does not exceed 3 stories.
  - d. An approved fire apparatus access road is provided around the entire perimeter of the structure.
2. Type A-5 Occupancies.
3. Type R-3 Occupancies

*Section 903.3.8* shall be added to read as follows:

Section 903.3.8 Automatic Sprinkler System Room Access. Sprinkler system risers providing protection for all new buildings with multiple tenant spaces must be located in a ground floor room directly accessible from the exterior. The door must be labeled as the riser room. Buildings with single tenants may access the riser location from the interior of the building.

*Section 905.3.8* shall be added to read as follows:

905.3.8. Building Area. In buildings exceeding 10,000 square feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 200 feet (60,960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

Exception: Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14.

*Section 905.4* shall be amended to add subsection 7 to read as follows:

7. Class I standpipes shall also be required on all occupancies in which the distance from accessible points for the Fire Department ingress to any point in the structure exceeds

two hundred fifty feet (250') along the route that a fire hose laid as measured from the fire lane as a single route. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter.

*Section 906.1* shall be amended to delete the exception:

Delete Exception to article 1.

*Section 907.1.3* shall be added to read as follows:

907.1.3. Design Standards. All alarm systems new or replacement shall be addressable fire alarm systems. Alarm systems serving more than 75 smoke detectors or more than 200 total alarm activating devices shall be analog intelligent addressable fire alarm systems.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this Code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building, must comply within 18 months of permit application.

*Section 907.2.1* shall be amended to read as follows:

907.2.1 Group A. A manual fire alarm system shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

*Section 907.2.3* shall be amended to read as follows:

907.2.3 Group E. A manual fire alarm system shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of one hundred feet (100') open space, all buildings whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

*Section 907.2.3* shall be amended to read as follows:

907.2.3 Group E. A manual fire alarm system shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of one hundred feet (100') open space, all buildings whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

*Section 907.2.12* shall be amended to read as follows:



907.2.12 High-rise buildings. Buildings having any floors used for human occupancy located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access shall be provided with an automatic fire alarm system and an emergency voice/alarm communications system in accordance with Section 907.2.12.2.

*Section 907.9.2* shall be amended to read as follows:

907.9.2 High-rise buildings. In buildings that have any floor located more than 55 feet (16,764 mm) above the . . . *{remainder of section unchanged}*

*Section 907.15.1* shall be added to read as follows:

907.15.1. Communication Requirements. All alarms, supervisory and trouble signals shall be transmitted descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the correct device designation and location or addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

*Section 910.1, Exception 2*, shall be amended to read as follows:

Exception 2. Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, only manual smoke and heat vents shall be required within these areas.

*Section 913.1* shall be amended by adding a second paragraph to read as follows:

When located on the ground level, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 feet (3') in width and six feet eight inches (6' 8") in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

*Section 1008.1.3.4* shall be amended to add the following exception to criteria 6, to read as follows:

Exception: In Group E Occupancies where ingress is available by keys located in a Knox Box mounted at the main entrance to the building, the Fire Alarm must unlock the egress portion or capability of all doors while the ingress function may remain locked.

*Section 1008.1.3.4* shall be amended to add subsection 7 to read as follows:

7. If a full building smoke detection system is not provided, approved smoke detectors shall be provided on both the access and egress sides of doors and in a location approved by the authority having jurisdiction of NFPA 72. Actuation of a smoke detector shall automatically unlock the door.

*Section 1020.1.7* shall be amended to read as follows:

1020.1.7 Smokeproof enclosures. In buildings required to comply with Section 403 or 405, each of the exits of a building that serves stories where any floor surface is located more than 55 feet (16,764 mm) above the lowest level of fire . . . {*remainder of section unchanged*}.

*Section 2204* is amended to read as follows:

2204.3 Unattended self-service motor fuel-dispensing facilities. Unattended self-service motor fuel-dispensing facilities shall comply with Sections 2204.3.1 through 2204.3.13

*Section 2204* is amended by adding section 2204.3.8 through 2204.3.13

2204.3.8 Extinguishing system. All dispensing areas shall be equipped with a UL 1254 compliant pre-engineered dry chemical extinguishing system, including end of island protection. The system shall be designed and installed to protect the entire spill and hazard area. If unusual conditions, procedures or obstacles are present which may adversely affect the performance of the overhead system, special application ground nozzles may be installed in addition to the overhead system, this shall be noted on the plans.

2204.3.9 All fire suppression systems shall be installed, and maintained by companies and persons holding the required certificates of competency and registrations issued by the State Fire Marshals Office.

2204.3.10 All fire suppression systems shall be maintained in accordance with the provisions of NFPA 17, and the manufacturers specifications.

2204.3.11 The concrete pad surrounding the dispensing island shall be installed as level as possible. The positive limit barrier shall be installed in this pad with the outer groove located no further than the protected hazard area as defined by each suppression system design.

2204.3.12 A means to instantly disconnect the power to all dispensers and activate the suppression system shall be conspicuously marked and located at the control console.

2204.3.13 190°F (maximum) electric thermostat detectors shall be installed on 15-foot (maximum) centers in a single line over the center of the island, for islands up to 6 feet wide. For wider islands two rows of detectors shall be located one foot in from each curb. If a canopy is provided, detectors shall be located on the underside (15 foot maximum height) of the canopy. If there is no canopy, the detector(s) shall be mounted to the underside of an 18" by 18" by 2" heat collector, which shall be located no higher than the nozzles.

*Table 2306.2 footnote J* shall be amended to read as follows:

Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, only manual smoke and heat vents shall be required within these areas.

*Section 3301.7.1* shall be added to read as follows:

3301.7.1 The Fire Marshal or his designee may seize and destroy illegal fireworks prior to a court appearance and photographs of such seized and destroyed fireworks will provide sufficient evidence of a violation of Section 3301.1.3 for the municipal court.

*Section B105.1, Exception*, shall be amended to read as follows:

Exception: A reduction in required fire flow of up to 50 percent (50%), as approved, is ...  
{remainder of section unchanged} ...

*Section B105.2 Exception*, shall be amended to read as follows:

Exception: A reduction in required fire-flow of up to 50 percent (50%), as ... *{remainder of section unchanged}* ...

# Fire Marshal



## Guadalupe County

Guadalupe County Sheriff's Department  
2617 N Guadalupe St  
Seguin, TX 78155-7356

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### Fee Schedule

#### A. Building Permits:

This fee is for processing building plans submitted for approval, and will be paid at the time of submission of the plans.

The base fee for all submitted plans and specifications is \$20.00.

Projects with a valuation over \$1,000.00 will use the following table:

<b>Project Valuation</b>	<b>Fee</b>
\$1,000.00 and less	\$20.00
\$1,000.00 up to \$50,000.00	\$20.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000.00 to \$100,000.00	\$265.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,000.00 to \$500,000.00	\$465.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000.00 and up	\$1,665.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

#### B. Tent Permits:

200 square feet to 300 square feet	\$25.00
301 square feet to 600 square feet	\$50.00
601 square feet to 1000 square feet	\$75.00
1001 square feet and over	\$100.00

**C. System Permits:**

**Fixed pipe suppression system permit \$50.00**

**Fire sprinkler system permit:**

Systems with up to 200 heads	\$150.00
Each additional head	\$0.50
Maximum fee	\$1,500.00

**Fire alarm system permit:**

Systems with up to 200 initiating and/or signaling devices	\$150.00
for each additional initiating and/or signaling device	\$0.50
Maximum fee	\$1,500.00

**Standpipe/Water Supply Permit:**

(per system when not installed in conjunction with new building construction)

\$100.00

**Smoke control system permit:**

\$75.00 for each system

**Flammable or combustible liquid tanks permit:**

\$120.00 for each system

**Preliminary plan review:**

(for the preliminary review of plans, which have not been submitted for approval for which no permit has been issued)

\$60.00 per hour

**Re-inspection / retest:**

(This fee shall be paid before any subsequent inspections are made.)

\$30.00 for each re-inspection

**Modification permit:**

Includes: Existing sprinkler systems (up to 20 sprinkler heads)  
Existing alarm systems (up to ten initiating/signaling devices)

\$75.00

**Triple permit fees:**

The fire code official may impose a triple permit fee when he finds that a condition, activity or occupancy requiring a permit exist and no permit has been issued by the fire code official.

**Fireworks:**

An operational permit is required each season for the manufacture, storage, handling, sale or use of any quantity of fireworks or pyrotechnic special effects.

Fireworks retail stand	\$50.00
Fireworks indoor sales site	\$75.00
Public display, proximate audience (indoor or outdoor)	
Site plan approval and permit	\$100.00

**License Inspections:**

State licensed facilities that require annual fire inspections for operational permits. Non-profit or government organizations are exempt from this section.

Daycares	\$50.00
Nursing or care centers	\$150.00
Hospitals	\$200.00
Institutional restrained	\$200.00
Licensed in home facilities	\$50.00
Foster homes or adoption centers	Exempt

**D. Taxing Entities Building Permit Fee**

The fee for processing building plans submitted for approval by a taxing entity authorized to impose taxes within and upon residents of Guadalupe County, Texas, are as follows:

The base fee for all submitted plans and specifications is \$20.00; said fee shall be paid by the taxing entity at the time of submission of the plans.

Taxing Entities for purposes of the Guadalupe County Fire Codes are defined to include school districts, emergency service districts, municipalities, or other entities authorized by state or federal statute to levy a tax within and upon residents of Guadalupe County, Texas, for the purpose of yielding revenue to serve legitimate public purposes for the benefit of Guadalupe County's taxpayers.

<b>Project Valuation</b>	<b>Fee</b>	
\$1,000.00 and less	\$20.00	
\$1,000.00 up to \$50,000.00	\$20.00	for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000.00 to \$100,000.00	\$265.00	for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000.00 to \$500,000.00	\$465.00	for the first \$100,000.00 plus 3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000.00 and up	\$1,665.00	for the first \$500,000.00 plus 2.00

3301.7.1 The Fire Marshal or his designee may seize and destroy illegal fireworks prior to a court appearance and photographs of such seized and destroyed fireworks will provide sufficient evidence of a violation of Section 3301.1.3 for the municipal court.

*Section B105.1, Exception*, shall be amended to read as follows:

Exception: A reduction in required fire flow of up to 50 percent (50%), as approved, is ...  
{remainder of section unchanged} ...

*Section B105.2 Exception*, shall be amended to read as follows:

Exception: A reduction in required fire-flow of up to 50 percent (50%), as ... *{remainder of section unchanged}* ...