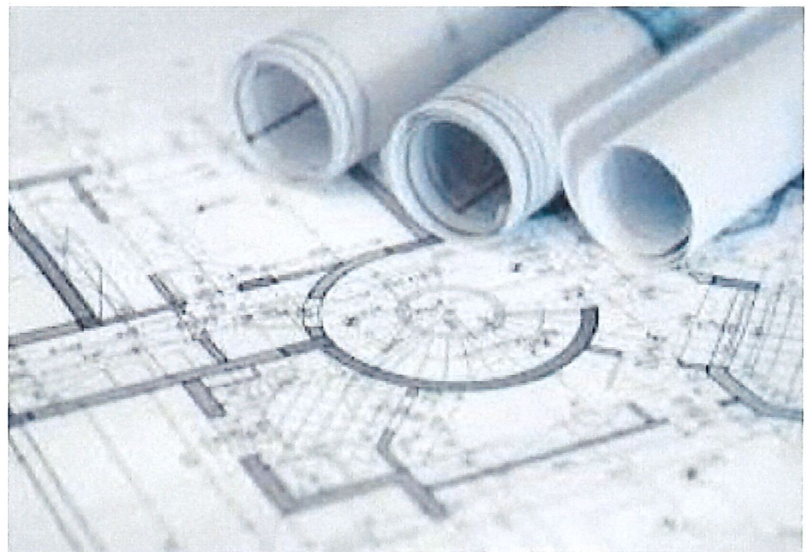




CITY OF MOUNT PLEASANT LOCAL AMENDMENTS

2018 International Fire Code
2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Existing Building Code
2018 International Energy Code



Fire Code

The International Fire Code 2018 edition, as amended by this chapter, is hereby adopted as the building code of the city. A copy of such code will be kept in the Building Official's office and be available for public inspection at all times during regular business hours.

The following section, paragraphs, and sentences of the International Fire Code, 2018 edition, are hereby amended to read as follows;

101.1 Title.

These regulations shall be known as the Fire Code of City of Mount Pleasant, hereinafter referred to as "this code."

105.3.3 Occupancy prohibited before approval.

The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

109.1 Board of Appeals established

Any reference to a Board of Appeals shall hereafter mean the City Council.

Definition

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less-than-24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. These groups may include but not limited to the following:

1. Dialysis Center
2. Procedures involving sedation
3. Sedation dentistry
4. Colonic Center
5. Psychiatric center

DEFEND IN PLACE. A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

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 fire 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.

FIREWORKS. Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration, ~~or~~ detonation, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.4G fireworks or 1.3G fireworks as set forth herein. ... {remainder of text unchanged}...

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification, and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

STANDBY PERSONNEL. Qualified fire service personnel approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be as normally calculated by the jurisdiction.

UPGRADED OR REPLACED FIRE ALARM SYSTEM. A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

- Firmware updates
- Software updates
- Replacing boards of the same model with chips utilizing the same or newer firmware

308.1.4 Open-flame Cooking Devices. Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 lbs (5 containers).
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs (2 containers).

307.4.4 Permanent Outdoor Firepit. Permanently installed outdoor firepits for recreational fire

purposes shall not be installed within 10 feet of a structure or combustible material.

308.1.6.2 Portable fueled open-flame devices.

Portable open-flame devices fueled by flammable or combustible gases or liquids shall be enclosed or installed in such a manner as to prevent the flame from contacting combustible material.

Exceptions:

1. LP-gas-fueled devices used for sweating pipe joints or removing paint in accordance with Chapter 61.
2. Cutting and welding operations in accordance with Chapter 35.
3. Torches or flame-producing devices in accordance with Section 308.1.3
4. Candles and open-flame decorative devices in accordance with Section 308.3.

308.1.6.3 Sky Lanterns. A person shall not release or cause to be released an untethered unmanned free-floating device containing an open flame or other heat source, such as but not limited to a sky lantern.

501.4 Timing of Installation. When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20-24 feet (6096 mm 7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) 14 feet (4267 mm).

Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.

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.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support imposed loads of 80,000 Lbs for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.3 Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Striping – Fire apparatus access roads shall be continuously marked by painted lines of

red traffic paint six inches (6") in width to show the boundaries of the lane. The words "FIRE LANE NO PARKING TOW AWAY ZONE" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 12 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Units /suites/apartments/rear doors/etc. shall have a minimum 4 inches. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Exception – Structures located in the historic district may utilize numbers a minimum 6 inches high, as approved by the fire code official.

507.4 Water Supply Test Date and Information. The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 "Recommended Practice for Fire Flow Testing and Marking of Hydrants" and within one year of sprinkler plan submittal. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, as required. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the fire code official. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

903.4.2 Alarms. An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

905.2 Installation Standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 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. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 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 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.

Exceptions:

- 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

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

909.21.1.2 Standby Power. Mechanical vestibule and stairway and ramp shaft ventilation systems and automatic fire detection systems shall be provided with standby power in accordance with Section 2702 of the Building Code.

910.2 Where required.

Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Sections 910.2.1 and 910.2.2.

Exceptions:

1. Frozen food warehouses used solely for storage of Class I and II commodities where protected by an approved automatic sprinkler system.

2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.

3. Only manual smoke and heat removal shall be required in areas of buildings equipped with control mode special application sprinklers with a response time index of 50 (m · s)^{1/2} or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

910.3.4 Vent Operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically.

The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only systems per Section 910.2.

910.3.4.2 Nonsprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

910.4.3.1 Makeup air.

Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

913.2.1 Protection of fire pump rooms. Rooms where fire pumps are located shall be separated from all other areas of the building in accordance with Section 913.2.1 of the International Building Code.

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. 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.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the *fire code official*. Access keys shall be provided in the key box as required by Section 506.1.

1009.8 Two-way communication.

7. Buildings regulated under State Law and built-in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11.

1031.2 Reliability. Required *exit accesses*, *exits* and *exit discharges* shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. An *exit* or *exit passageway* shall not be used for any purpose that interferes with a means of egress.

1103.5.1 Group A-2. Fire sprinkler system shall be completed within 24 months from the date of notification by the Fire Code Official.

2304.1 Supervision of Dispensing. The dispensing of fuel at motor fuel-dispensing facilities shall be the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time, the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

2401.2 Nonapplicability. Deleted

3103.3.1 Special amusement building. Deleted

3206.2 Type of protection

j. Where storage areas are protected by either early suppression fast response (ESFR) sprinkler systems or control mode special application sprinklers with a response time index of $50 (m \cdot s)^{1/2}$ or less that are listed to control a fire in the stored commodities with 12 or fewer sprinklers, installed in accordance with NFPA 13, manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas.

3310.1 Required access.

Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

When fire apparatus access roads are required to be installed for any structure or development, they shall be approved prior to the time at which construction has progressed beyond completion of the foundation of any structure.

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.

Exceptions:

1. Only when approved for fireworks displays, storage, and handling of fireworks as allowed in Section 5604 and 5608.
3. The use of fireworks for approved fireworks displays as allowed in Section 5608.

5707.4 Mobile fueling areas.

Mobile fueling shall not occur on public streets, public ways or inside buildings. Fueling on the roof level of parking structures or other buildings is prohibited. Mobile fueling site shall be restricted to commercial, industrial, governmental, or manufacturing where the parking area having such operations is primarily intended for the employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial site shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

Appendix C – Adopted

Appendix D – Adopted

Building Code

The International Building Code 2018 edition, as amended by this chapter, is hereby adopted as the building code of the city. A copy of such code will be kept in the Building Official's office and be available for public inspection at all times during regular business hours.

The following section, paragraphs, and sentences of the International Building Code, 2018 edition, are hereby amended to read as follows;

101.1Title.

These regulations shall be known as the Building Code of City of Mount Pleasant, hereinafter referred to as "this code."

Add the following

101.4.8 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems including repair, alteration, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

104.2.1 Deleted

104.10.1 Deleted.

Section 202 Definitions

FIRE PITS. Permanently installed fire pits shall not be installed within 10 feet of a structure or combustible materials. Fire pits shall be 10' off all property lines. The maximum diameter of the fire pit shall be 3 feet.

ACCESSORY STRUCTURE. A structure that is accessory to and incidental to that of the main structure and that is located on the same lot. Shall not be supplied with an electrical service drop.
Exception - unless approved by the Building Official

311.2 Moderate-hazard storage S-1
Aircraft hangar (repair)

311.3 Low-hazard storage, Group S-2
Aircraft hangar (storage)

403.3.2 Water Supply to required Fire Pumps. In buildings that are more than 120 feet (128 m) in *building height*, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate

406.3.3 Carports.

Carports shall be open on not fewer than two sides. Carports open on fewer than two sides shall be considered to be a garage and shall comply with the requirements for private garages. All carports shall be connected to the street with an all-weather surface driveway and parking surface, asphalt or concrete.

502.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 12 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Units /suites/apartments/rear doors/etc. shall have a minimum 4 inches. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Exception – Structures located in the historic district may utilize numbers a minimum 6 inches high, as approved by the fire code official

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load ~~due to~~ of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3. 10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 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 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.

Exceptions:

1. {No change.}

1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

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

909.21.1.2 Standby Power. Mechanical vestibule and stairway and ramp shaft ventilation systems and automatic fire detection systems shall be provided with standby power in accordance with Section 2702 of the Building Code.

910.2 Where required.

Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Sections 910.2.1 and 910.2.2.

Exceptions:

1. Frozen food warehouses used solely for storage of Class I and II commodities where protected by an approved automatic sprinkler system.

2. Only manual smoke and heat removal shall ~~not~~ be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.

3. Only manual smoke and heat removal shall be required in areas of buildings equipped with control mode special application sprinklers with a response time index of 50 (m · s)^{1/2} or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

910.3.4 Vent Operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically.

The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only systems per Section 910.2.

910.3.4.2 Nonsprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

910.4.3.1 Makeup air.

Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m²per 0.4719 m³/s) of smoke exhaust.

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

913.2.1 Protection of fire pump rooms.

Fire pumps shall be located in rooms that are separated from all other areas of the building by 2-hour fire barriers constructed in accordance with Section 707 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. 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.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the *fire code official*. Access keys shall be provided in the key box as required by Section 506.1.

914.3.1.2 Water Supply to required Fire Pumps. In buildings that are more than ~~420~~ 120 feet (128 m) in *building height*, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

1009.8 Two-way communication.

7. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11

1101.1 Scope.

The provisions of this chapter shall control the design and construction of facilities for accessibility for individuals with disabilities.

Exception – Components of project regulated by and registered with the Architectural Barriers Division of Texas department of Licensing and Regulations, or a licensed RAS (Register accessibility Specialist) shall be deemed to be in compliance with the requirements of this chapter.

2902.1 Minimum number of fixtures.

In other than E occupancies, the minimum number of fixtures in Table 2902.1 may be lowered if requested in writing by the applicant stating the reasons for a reduced number and approved by the Building Official.

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

Table 2902 (f)

f. Drinking fountains are not required in M occupancies with an occupant load of 100 or less, B occupancies with an occupant load of 25 or less, and not required in dining/ drinking establishments.

Residential Code

The International Residential Code 2018 edition, and appendix U, as amended by this chapter, is hereby adopted as the building code of the city. A copy of such code will be kept in the Building Official's office and be available for public inspection at all times during regular business hours.

The following section, paragraphs, and sentences of the International Residential Code, 2018 edition, are hereby amended to read as follows.

R101.1 Title.

These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of, Mount Pleasant and shall be cited as such and will be referred to herein as "this code."

R105.2 Work exempt from permit.

Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

11. Shingle Replacement up to 25%

R105.3.1.1 Deleted

R106.1 Deleted.

Definition - **ADDITION**. An extension or increase in floor area, number of stories or height of a building or structure. When permitting any new addition, the property shall meet the minimum required parking and be connected to the street with an all-weather surface with concrete or asphalt.

ACCESSORY STRUCTURE. A structure that is accessory to and incidental to that of the dwelling(s) and that is located on the same lot. Shall not be supplied with an electrical service drop.

Exception - unless approved by the Building Official

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGO RY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed (mph)	Topogra phic effects ^k	Special wind region ^l	Wind-borne debris zone ^m		Wear ring ^a	Frost line depth ^b	Ter mit e ^c					
6LBS	115MPH	No	No	No	A	Moderate	6'	Vary Heavy	22° F	No	Local Code	150	64.5° F

R309.2 Carports.

Carports shall be open on not less than two sides. Carport floor surfaces and driveway shall be connected to the street with an all-weather surface asphalt or concrete. Carports not open on two or more sides shall be considered to be a garage and shall comply with the provisions of this section for garages.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

R309.3 Deleted

R309.5 Deleted

SECTION R313 Deleted

SECTION R322 Deleted

R326.1 General.

The design and construction of pools and spas shall comply with the International Swimming Pool and Spa Code and Appendix U.

R1001.14 Fire Pits

Permanently installed fire pits shall not be installed within 10 feet of a structure or combustible materials. Fire pits shall conform to all building setbacks requirements for single family dwellings as found in the City of Mount Pleasant zoning regulations. The maximum diameter of the fire pit shall be 3 feet.

N1101.1 Scope.

This chapter regulates the energy efficiency for the design and construction of buildings regulated by this code.

Exception -Can utilize State of Texas minimum adopted energy code.

M1305.1.2 Appliances in attics.

Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be not less than of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. One of the following must be provide for access.

1. A permanent staircase
2. An access door from the upper floor
3. A pull-down ladder

G2417.4 (406.4) Test pressure measurement.

Test pressure shall be measured with a diaphragm gauge able to indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.

Deleted and replaced

P2902.5.3 Lawn irrigation systems. Must comply with TECQ minimum requirements for landscape irrigation.

P2603.5.1 Sewer depth.

Building sewers that connect to private sewage disposal systems shall be not less than [NUMBER] inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be not less than 12 inches (mm) below grade.

E3601.2 Number of services.

Property zoned one and two-family dwellings shall be supplied by only one service
Exception – Unless approved by the Building Official

Appendix U Swimming Pools Spas and Hot Tubs

105.1 Application.

The provisions of this appendix shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas, and hot tubs.

105.2 Outdoor swimming pool.

An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2. Openings in the barrier shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

5. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a 2 1/4-inch (57 mm) square, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 13/4 inches (44 mm).

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 13/4 inches (44 mm).

8. Access gates shall comply with the requirements of Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and

shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

8.2. The gate and barrier shall have no opening larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346;

9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or

9.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described herein.

10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:

10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or

10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

Plumbing Code

The International Plumbing Code 2018 edition, as amended by this chapter, is hereby adopted as the building code of the city. A copy of such code will be kept in the Building Official's office and be available for public inspection at all times during regular business hours.

The following section, paragraphs, and sentences of the International Plumbing Code, 2018 edition, are hereby amended to read as follows.

106.6.2 Fee schedule.

The fees for all plumbing work shall be as indicated in the following schedule:

Permit fees shall be established by Mount Pleasant City Council. See current fee schedule.

106.6.3 Fee refunds.

106.6.3 Fee refunds. - The code Official shall establish a policy for authorizing the refunds of permit fees.

305.4.1 Sewer depth.

Building sewers that connect to private sewage disposal systems shall be installed not less than [NUMBER] inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches (mm) below grade.

403.1 Minimum number of fixtures.

In other than E occupancies, the minimum number of fixtures in Table 403.1 may be lowered if requested in writing by the applicant stating the reasons for a reduced number and approved by the Building Official.

(g) Drinking fountains are not required in M occupancies with an occupant load of 100 or less, B occupancies with an occupant load of 25 or less, and not required in dining/ drinking establishments

502.3 Water heaters installed in attics.

Attics containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall be not less than 30 inches (762 mm) in height and 22 inches (559 mm) in width and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) in width. A level service space not less than 30 inches (762 mm) in length and 30 inches (762 mm) in width shall be present at the front or service side of the water heater. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm) where such dimensions are large enough to allow removal of the water heater.

One of the following must be provide for access.

1. A permanent staircase
2. An access door from the upper floor
3. A pull-down ladder

703.6 Combined sanitary and storm public sewer.

Where the public sewer is a combined system for both sanitary and storm water, the sanitary sewer shall be connected independently to the public sewer.

703.6 Combined sanitary and storm public sewer. Delete Section

903.1 Roof extension.

Open vent pipes that extend through a roof shall be terminated not less than 6 inches (mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

1106.1General.

The size of the vertical conductors and leaders, building storm drains, building storm sewers and any horizontal branches of such drains or sewers shall be based on—Six (6) inches per hour rain fall.

SECTION 1109 Delete

Mechanical Code

The International Mechanical Code 2018 edition, as amended by this chapter, is hereby adopted as the building code of the city. A copy of such code will be kept in the Building Official's office and be available for public inspection at all times during regular business hours.

The following section, paragraphs, and sentences of the International Mechanical Code, 2018 edition, are hereby amended to read as follows.

106.5 Fees.

Permit fees shall be established by Mount Pleasant City Council. See current fee schedule.

306.3 Appliances in attics.

Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

One of the following must be provide for access.

1. A permanent staircase
2. An access door from the upper floor
3. A pull-down ladder

403.2.1 Recirculation of air.

The outdoor air required by Section 403.3 shall not be recirculated. Air in excess of that required by Section 403.3 shall not be prohibited from being recirculated as a component of supply air to building spaces, except that:

5. Toilet rooms within private dwellings that contain only a water closet, lavatory, or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device that is designed to remove odors from the air.

501.3 Exhaust discharge.

The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

4. Toilet rooms exhaust duct may terminate in a warehouse or shop area when infiltration of outside air is present.

Fuel Gas Code

The International Fuel Gas Code 2018 edition, as amended by this chapter, is hereby adopted as the building code of the city. A copy of such code will be kept in the Building Official's office and be available for public inspection at all times during regular business hours.

The following section, paragraphs, and sentences of the International Fuel Gas Code, 2018 edition, are hereby amended to read as follows.

101.1 Title.

These regulations shall be known as the Fuel Gas Code of City of Mount Pleasant, hereinafter referred to as "this code."

106.6.2 Fee schedule.

The fees for work shall be as indicated in the following schedule. Permit fees shall be established by Mount Pleasant City Council. See current fee schedule.

106.6.3 Fee refunds The code Official shall establish a policy for authorizing the refunds of permit fees.

306.3 Appliances in attics.

Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm) and large enough to allow removal of the largest appliance.

One of the following must be provide for access.

1. A permanent staircase
2. An access door from the upper floor
3. A pull-down ladder

406.4 Test pressure measurement.

Test pressure shall be measured with a diaphragm gauge able to record or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.

Existing Building Code

The international Existing Building Code 2018 edition, as amended by this chapter, is hereby adopted as the building code of the city. A copy of such code will be kept in the Building Officials office and be available for public inspection at all times during regular business hours.

The following section, paragraphs, and sentences of the International Existing Building Code, 2018 edition, are hereby amended to read as follows.

101.1 Title.

These regulations shall be known as the Existing Building Code of City of Mount Pleasant, hereinafter referred to as "this code."

104.10.1 Flood hazard areas. Deleted

405.2.5 Flood hazard areas. Deleted

507.3 Flood hazard areas. Deleted

701.3 Flood hazard areas. Deleted

1103.3 Flood hazard areas. Deleted

1201.4 Flood hazard areas. Deleted

1402.6 Flood hazard areas. Deleted

Energy Code

The International Energy Conservation Code 2018 edition, as amended by this chapter, is hereby adopted as the building code of the city. A copy of such code will be kept in the Building Official's office and be available for public inspection at all times during regular business hours.

The following section, paragraphs, and sentences of the International Energy Conservation Code, 2018 edition, are hereby amended to read as follows.

101.1 Title.

These regulations shall be known as the Building Code of City of Mount Pleasant, hereinafter referred to as "this code."

C101.4 Applicability

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

C101.4.1 Mixed residential and commercial buildings

Where a building is both residential building and commercial building portions, each portion shall be separately considered and meet the applicable provisions of the IECC-Commercial Provisions or IECC- Residential Provisions.

C101.4.2 Exceptions - Can utilize State of Texas minimum adopted energy code.

