

Item H-5

Consider an ordinance amending the City of Keller Code of Ordinances by amending Article I - Technical Codes, Section 4-120, Specific Amendments to the 2021 International Building Code and Section 4-135, Specific Amendments to the 2021 International Fire Code related to inconsistencies in references to fire area for structures over 6,000 square-feet; providing a cumulative clause; providing a severability clause; providing a savings clause; authorizing publication; and establishing an effective date.

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Background:

- Inconsistencies have been identified in the Amendments to the Building and Fire Codes as it relates to sprinkler requirements in commercial structures.
- Both Code Sections are essentially written the same way and both Sections reference the Building Area, when it should reference the Fire Area.
- The purpose of the proposed amendments is to provide clarity and consistency for developers and staff reviewing and applying the Code.

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Proposed Amendments:

Building Code:

903.2.11.9 Structures 6,000 sq. ft. or greater. An automatic sprinkler system shall be installed throughout all structures with **a building fire area** 6,000 sq. ft. or greater and in all existing buildings that are enlarged to 6,000 sq. ft. or greater. For the purpose of this provision, firewalls shall not define separate buildings.

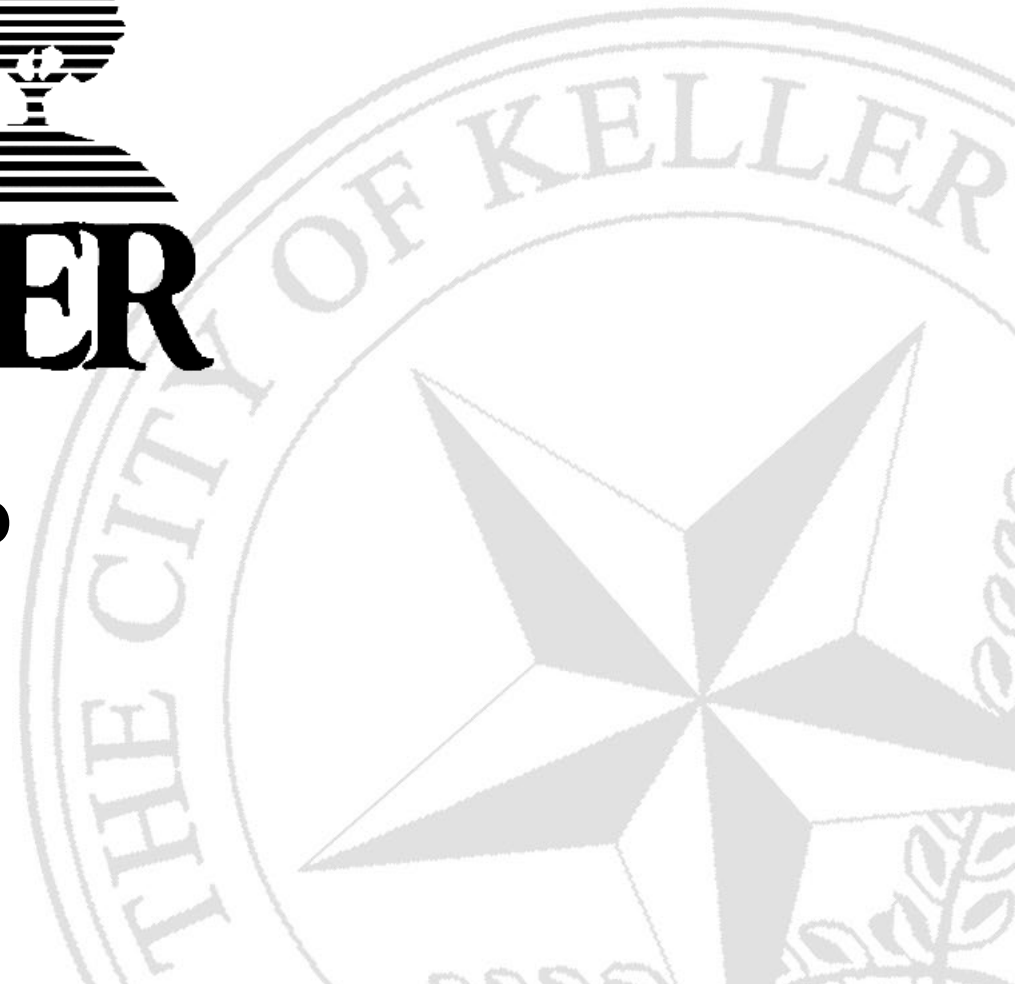
Fire Code:

903.2.11.9 Structures 6,000 sq. ft. or greater. An automatic sprinkler system shall be installed throughout all structures with **a building fire area** 6,000 sq. ft. or greater and in all existing buildings that are enlarged to 6,000 sq. ft. or greater. For the purpose of this provision, firewalls shall not define separate buildings

Exceptions to both Amendments remain unchanged.



Questions?



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