

City of Keller 2024 International Fire Code Adoption with Local Amendments

Presented By:
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Fire Marshal

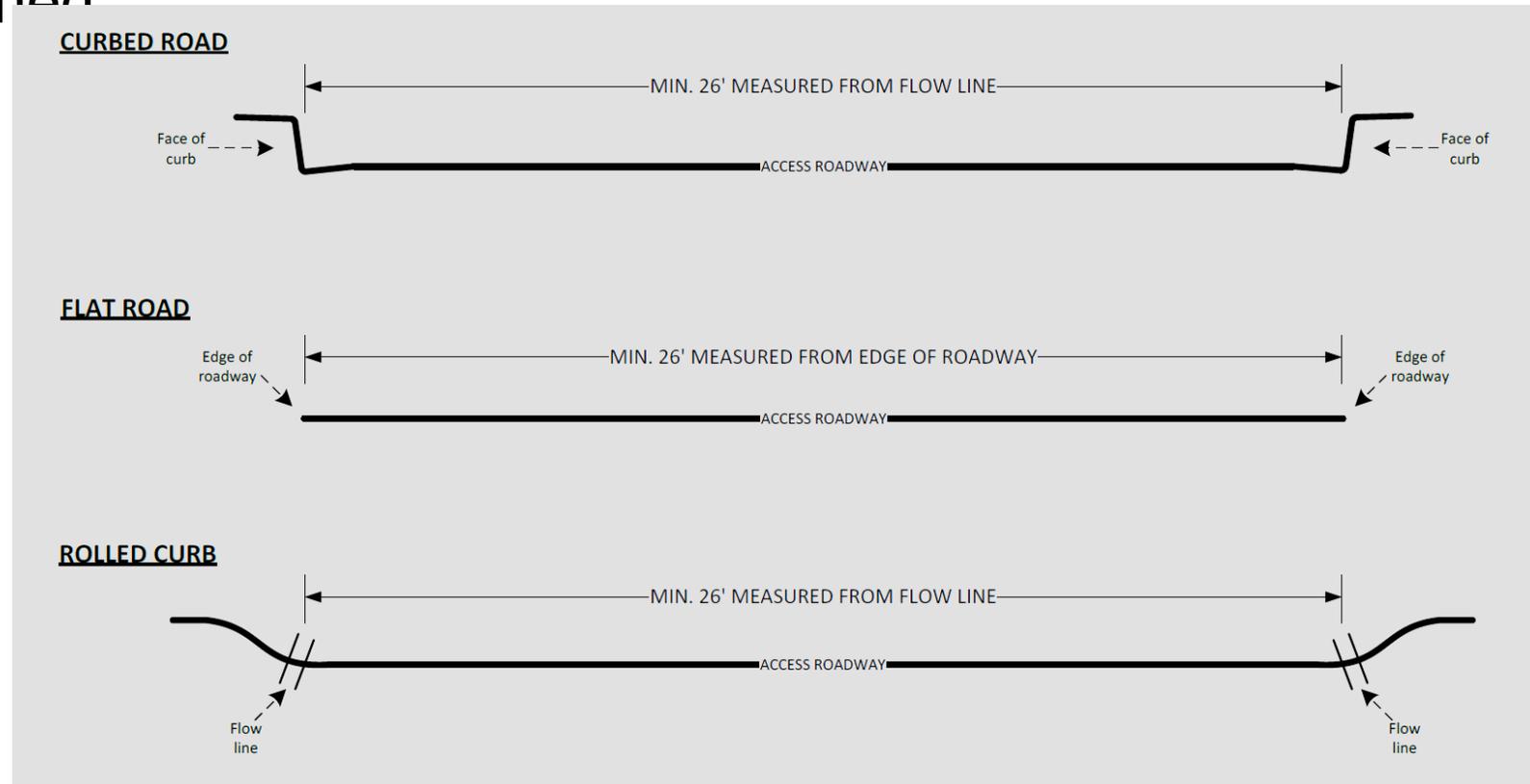
Key Themes of the 2024 IFC and Local Amendment Adoption

- Regional consistency and alignment (NTCOG and neighboring municipalities)
- Progressive fire code requirements based on emerging hazards
- Encourage responsible development with updates to previous Keller code amendments
- Improve firefighter safety during emergency response

ADMINISTRATION

MEASUREMENTS DEFINED

How distances referred to in the code are measured is clearly defined



Clear wording on our intent of how measurements are taken vs. “600 ft”.

EMERGING HAZARDS

ELECTRIC VEHICLE CHARGING STATIONS

***NEW* SECTION 323**

Places Installation Prohibited

- Inside commercial structures.

Multi-Family Buildings

- Chargers in multi-family buildings with garages - Heat detector required to be installed.

One-to-Two Family Dwellings

- Safety guidance to install a heat detector

Emergency Disconnects

- Remote power disconnect with required signage



EMERGING HAZARDS

MICROMOBILITY DEVICES

***NEW* SECTION 322**

Storage & Charging Prohibited

Storage in egress paths and common areas of multi-family occupancies, educational occupancies, and City of Keller buildings.

78% of lithium-ion battery fires occur indoors.

MICROMOBILITY
DEVICES



INFRASTRUCTURE RELIABILITY

RESIDENTIAL SUBDIVISIONS

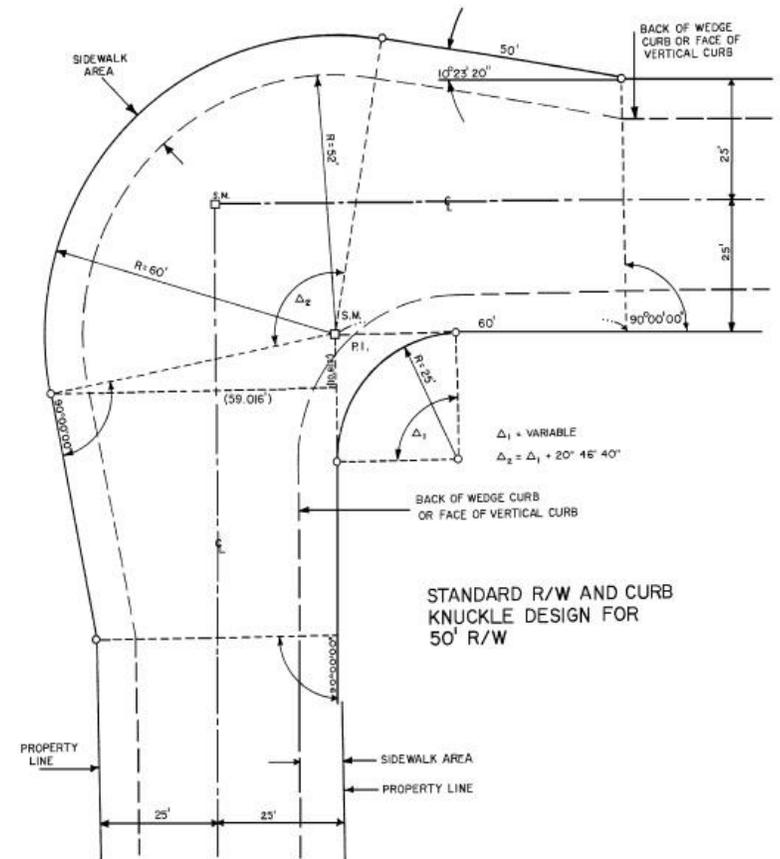
2021 IFC Keller Amendment (Section 903.3.1.3)

Single point of access streets may not exceed 600', unless residential sprinklers are installed for all lots over the 600' distance. (UDC)

2024 IFC Keller Amendment

The maximum dead-end cul-de-sac length in residential subdivisions is 750'.

- Over 750' with approval.
- Approval may require residential sprinkler systems, intermediate turn-arounds, wider streets, more hydrants, etc...



INFRASTRUCTURE RELIABILITY RESIDENTIAL SUBDIVISIONS

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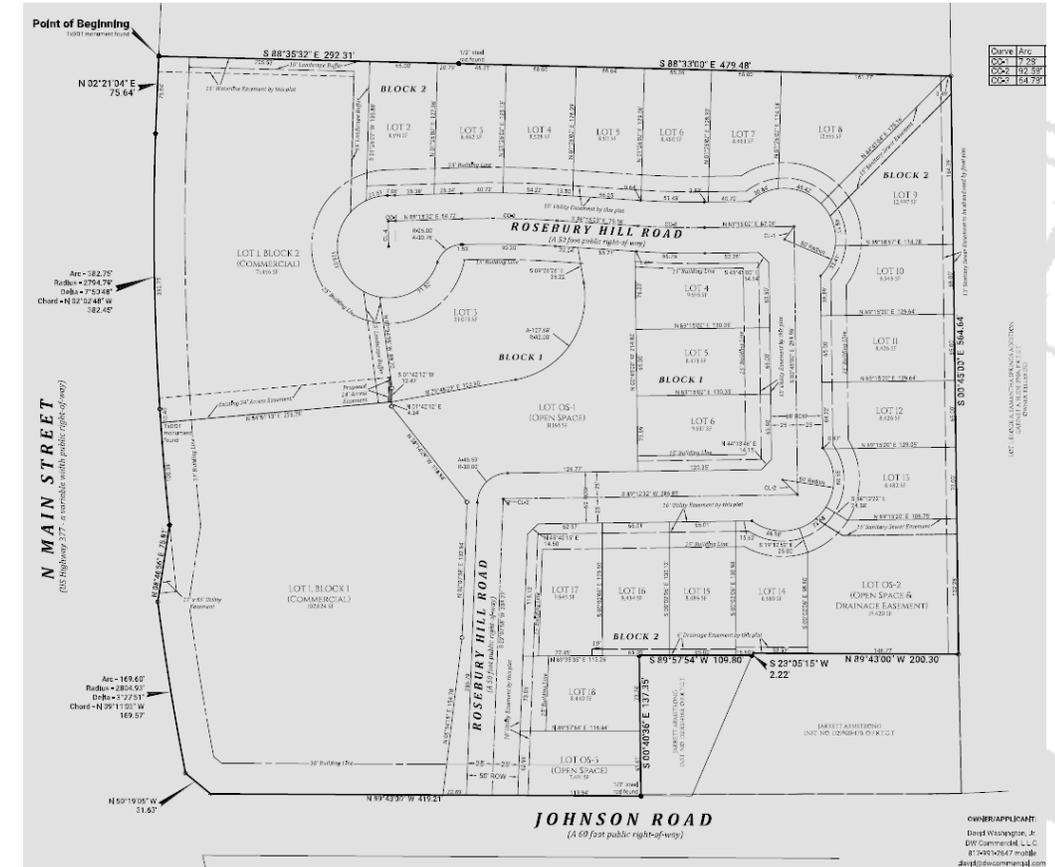
750' Maximum Dead-End

- Intended for NEW residential development.
- Existing developments are not required to install a sprinkler system unless remodeled to 6,000 sq ft. or more.

Residential Fire Sprinkler Systems

Requirement for two separate meters has been removed.

May use combination meters, as approved by NFPA 13R.



INFRASTRUCTURE RELIABILITY

FIRE LANE CONTINUITY

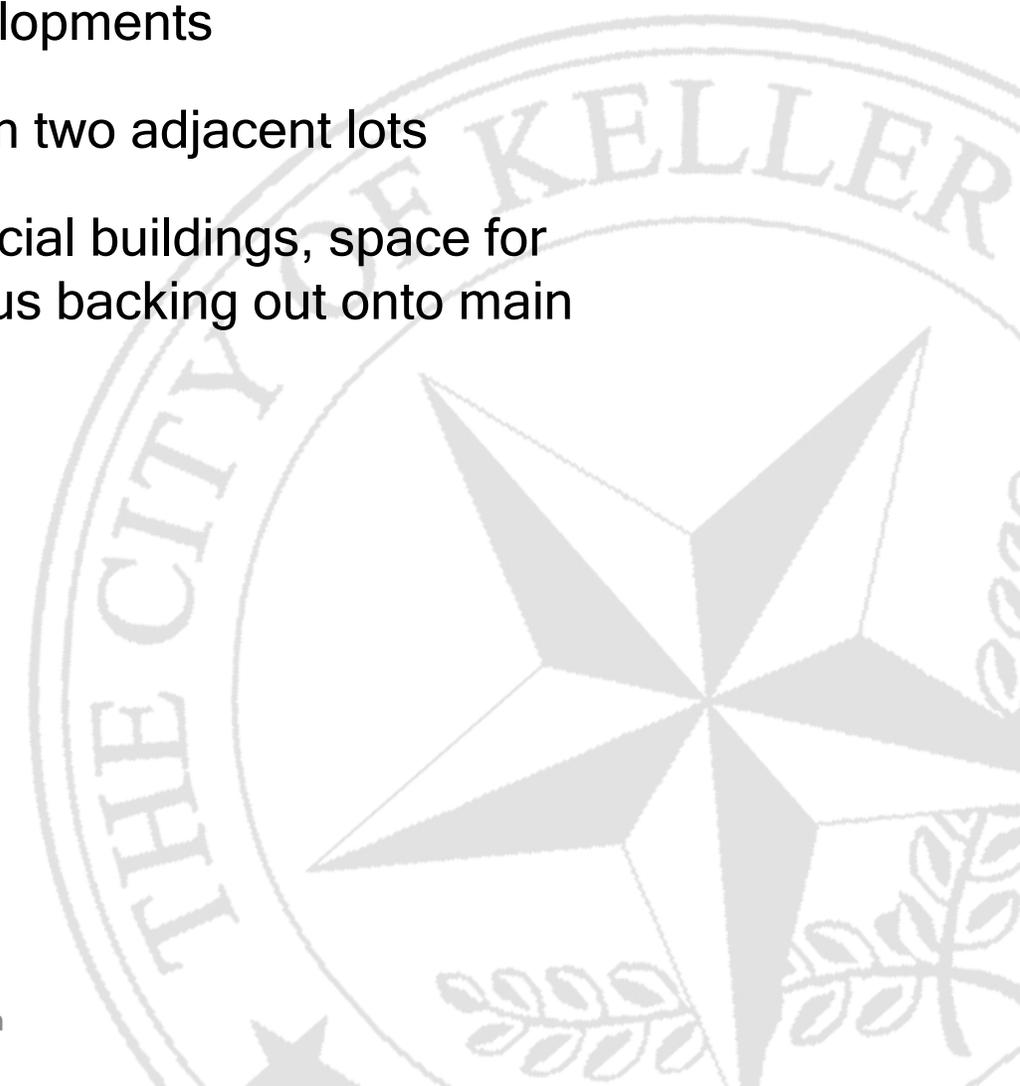
SECTION 503.2.9 - 503.2.9.1

Continuous Access Required

- **New** Multi-Family and commercial developments
- Requires a fire lane to continue between two adjacent lots
- Increases apparatus access to commercial buildings, space for vehicle staging, and minimizes apparatus backing out onto main throughfares.
- Improves traffic flow on main roads.

Access from Adjacent Lot

- Creates the requirement to record the fire lane easement on each property's plat. Avoids issues with responsibility or ownership over time.



INFRASTRUCTURE RELIABILITY FIRE LANE CONTINUITY

FIRE LANE CONTINUITY



INFRASTRUCTURE RELIABILITY

REMOTE POWER

Remote Power Shut Off

- **New** commercial construction; buildings 6,000 sq ft or more and high-hazard occupancies where remote power disconnects improve responder safety
- Gives FD the ability to remotely operate a shunt trip for a building's main power supply.
- Safer for firefighting operations
- Reduces damage that occurs during utility control
- Faster electricity restoration



REMOTE POWER

PROTECTING VULNERABLE POPULATIONS

SENIOR RETIREMENT COMMUNITIES

Emergency Planning

- Required to create emergency response plans for the community that meets requirements of section 404.
- Must be updated annually
- Must be provided to all residents, and the Fire Marshal's Office
- Must include fall prevention plans
- Partnership between the City and the facilities to reduce excessive non-emergency calls.
(2025 - Nearly 200 "lift assist with no injury" incidents were generated from a single facility)

Senior Retirement Communities - One-to-two-family dwelling developments

- Residential sprinkler systems required in senior retirement planned developments.

Open Burning

- Open burning for silvicultural, agricultural, range or wildlife management is permitted. Permits are required.

Portable Fire Pits, Fireplaces, and Recreational Fires

- Prohibited on balconies and covered patios of commercial and multi-family occupancies.
- Permitted outdoors of one-and-two-family dwellings. Must be located 15 feet from a structure and used according to the manufacturer's recommendations.
- Recreational fires allowed without a permit, safety guidelines provided.

MOBILE FOOD VENDORS

Compliance with New Legislation

- New legislation takes effect July 1, 2026
- State Department of Health will permit all mobile food vendors.
- Mobile food vendors must have a fire inspection report, valid within 12 months. This inspection can be issued by any Fire Department or inspection entity in the State.
- Vendors are still required to comply with a jurisdiction's Planning/Zoning and Fire codes.

Moving Forward

- Registration required - no fee assessed. Vendor must provide proof of a valid state license and a valid fire inspection report and must accept receipt of planning/zoning and fire requirements. Proactive approach.
- If a vendor needs a fire inspection, we will provide an inspection and report valid for one year (at cost).

2024 International Fire Code & Local Amendments

IMPLEMENTATION

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- Website updates - easy to find information.
- Developer guides and self-help information available online and included with construction packets.
- Developer Workshop - 1-hour workshops open to developers to understand new code requirements
- Training for fire personnel and 3rd-party inspectors.



Questions?

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