

Item H-1

Consider an ordinance amending the City of Keller Code of Ordinances by amending Section 6-100, “Adoption of International Fire Code,” and Section 6-110, “Reserved,” of Chapter 6 - Fire Prevention; adopting new sections, Section 6 100, “2024 International Fire Code adopted;” Section 6-110, “Amendments to the International Fire Code, 2024 edition”; Section 6-120, “False Fire Alarms”; and Section 6-130, “Open Burning”; adding Chapter 6, Article II - Keller Fire Marshal’s Office; providing that this ordinance shall be cumulative; providing a savings clause; providing a severability clause; providing for a penalty for Violations, and providing an effective date.

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Background:

- The International Code Council updates fire codes every 3 years, and the 2024 edition of the International Fire Code was published in January 2024. The North Texas Council of Governments (NTCOG) published amendments in June 2025.
- In November 2025, a comprehensive code review process was initiated, which included Keller's local amendments. New local amendments are recommended to enhance life safety for the citizens of Keller and to ensure consistency with the NTCOG and neighboring cities.
- In February 2022, the City Council adopted the 2021 edition of the International Fire Code (IFC) with local amendments. To maintain our Public Protection Class (PPC) rating through the Insurance Services Office (ISO), staff recommends adopting the 2024 Edition of the International Fire Code, with local amendments.

2024 International Fire Code – Key Changes

- **Emerging Technology Risks**
 - New and expanded requirements for lithium-ion batteries and energy storage systems
- **Expanded Fire Protection Requirements**
 - Broader sprinkler and detection requirements tied to modern hazards
- **New Sections & Reorganization**
 - Addition of new chapters/sections (battery storage, micromobility devices)
 - Administrative updates improving code official authority and interpretation consistency
- **Operational and Enforcement Enhancements**
 - Increased emphasis on hazard mitigation in commercial and industrial occupancies

Key Themes of Proposed Local Amendments

- Regional consistency and alignment (NTCOG and neighboring municipalities)
- Encourage responsible development with updates to previous Keller code amendments
- Improve firefighter safety during emergency response

EMERGING HAZARDS

ELECTRIC VEHICLE CHARGING STATIONS

***NEW* SECTION 323**

Places Installation Prohibited

- Inside commercial structures, except parking garages

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 pathways and common areas of multi-family occupancies, educational occupancies, and City of Keller buildings.

78% of lithium-ion battery fires occur indoors.



INFRASTRUCTURE RELIABILITY

FIRE LANE CONTINUITY & CROSS ACCESS

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



INFRASTRUCTURE RELIABILITY

REMOTE POWER

Remote Power Shut Off

- **New/Remodel** construction; buildings 6,000 sq ft or more and high-hazard occupancies where remote power disconnects improve responder safety.
- Gives responding fire personnel 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



INFRASTRUCTURE RELIABILITY

RESIDENTIAL SPRINKLER REQUIREMENTS

Residential Fire Sprinkler Systems

The requirement for two separate water meters has been removed.

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

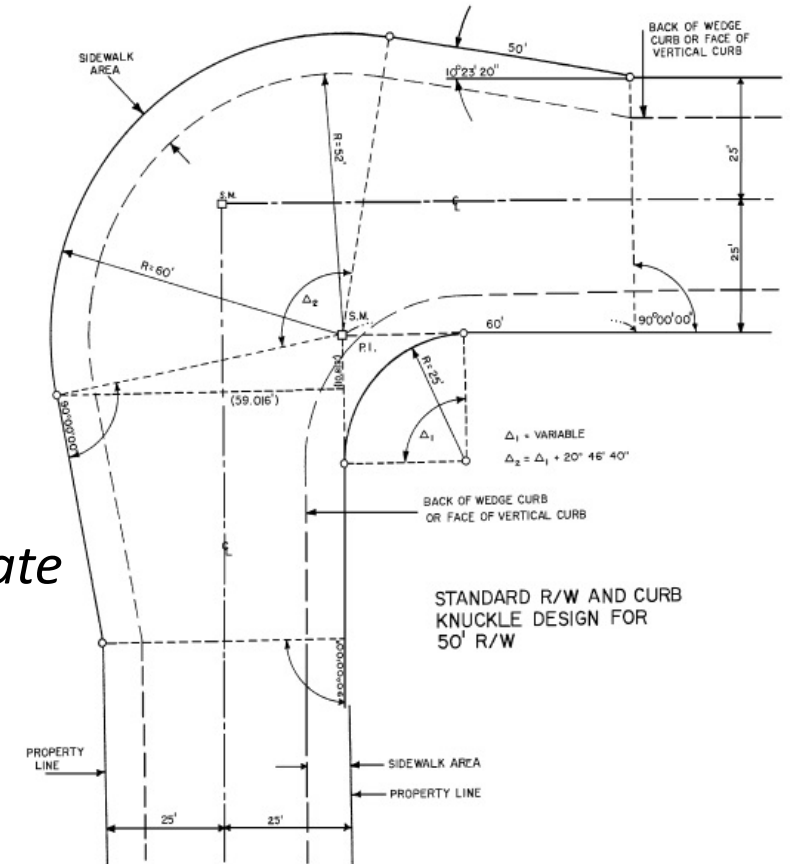
Reduces cost significantly, without compromising life safety.

Single-Access Residential Subdivisions

- Maximum dead-end length: **750 feet**
- Over 750 feet needs Fire Marshal's approval. Some additional requirements may be imposed.

Residential sprinkler systems, approved turnarounds, intermediate turnarounds and wider street widths.

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



PROTECTING VULNERABLE POPULATIONS

SENIOR RETIREMENT COMMUNITIES

Emergency Planning

- Required to create emergency response plans for the community that meet the requirements of section 404.
- Must be updated annually, provided to the Fire Department and all residents.
- Fall Prevention planning and protocols also required.
- Partnership between Emergency Services and Senior communities to effectively plan for the safety of higher-risk residents.

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

- Residential sprinkler systems are required in new senior retirement planned developments.
(55+ communities)

OPEN BURNING

Open Burning

- Open burning for silvicultural, agricultural, range or wildlife management is allowed with an approved permit.

Portable Fire Pits, Fireplaces, and Recreational Fires

- Prohibited on balconies and covered patios of commercial and multi-family occupancies.
- Allowed 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 valid fire inspection, valid for one year. 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, a valid fire inspection report, and must accept receipt of /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).



Questions?

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