

CITY OF HANNIBAL

OFFICIAL PUBLIC HEARING

**Tuesday, January 2, 2024
6:45 p.m.
Council Chambers**

Meetings are open to the public, however, if you would like to view the meeting, you may do so using the following instructions:

City Council meetings will be videotaped to be shown live on the City of Hannibal YouTube page.

Although the meeting will be shown live, residents will also be able to watch the meeting on the YouTube page after the meeting.

The instructions to watch the meetings online follow:

- 1. Type in www.youtube.com in the web browser*
- 2. Type in City of Hannibal in the "Search" bar and hit Enter and hit the magnifying glass on the right side of the search bar*
- 3. Click on "City of Hannibal" or the city of Hannibal crest*
- 4. During the City Council meeting, there will be a red Thumbnail with the word "Live" on it.*
- 5. Click on the Thumbnail to watch the meeting*
- 6. The meeting may be viewed on the website in its entirety after the meeting*

CALL TO ORDER

**MIKE MCHARGUE – BUILDING INSPECTOR
Re: Code Amendment Revising Chapter 29 and Chapter 32**

PUBLIC COMMENTS

ADJOURNMENT



CITY OF HANNIBAL

DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

TO: CITY COUNCIL
FROM: DONNA KLINGLER, DPW MANAGEMENT ASSISTANT
SUBJECT: Code Amendment Revising Chapter 29 and Chapter 32
DATE: November 17, 2023

Code Changes Revising Chapter 29 and Chapter 32

The Planning and Zoning Commission held their public hearing on Thursday, November 16, 2023, at 4:00 P.M. The Department of Public Works is requesting Council to set their public hearing date for Tuesday, December 19, 2023 at 6:15 P.M.

- **Sec. 29-115. - Water system.**

Where a public water system is available, any water main extension shall be completed in accordance with the latest revision of the extension requirements of the **public water service provider** and the Missouri Department of Natural Resources. The water main shall be designed by a licensed engineer, reviewed by the **public water service provider** and shall comply with all **public water service provider** design guides and construction requirements.

The water system shall be designed to meet the fire flow requirements for the intended occupancy based on the current building code of the city at the time of construction as well as be designed to maintain the current Insurance Services Office (ISO) rating for the city. Testing by the public water service provider with documentation of fire flows from each hydrant must be provided to the Fire Department prior to final acceptance of the subdivision by the city. Annual flow testing by the public water service provider shall be conducted with documentation of fire flows from each hydrant being provided to the Fire Department.

(Ord. No. 4847, § 1, 10-20-2020)

- **Sec. 32-674. - Dimensional requirements.**

(a) *Minimum lot area.* The PDR district provides for a variety of dwelling unit styles and supports uses without restrictions to the lot area and yard requirements provided in other districts; therefore, no minimum lot area is specified.

(b) *Setback from streets.* No building shall be erected, reconstructed, altered or moved nearer to the property line along the street on which such building faces than is indicated in the following table:

Residential Density in PDR Tract (Dwelling units per acre)	Minimum Distance From Property Line Along Front Street (in feet)
1.0—4.0	8
4.1—8.0	15

(c) *Minimum side distance from street.* Ten feet.

(d) *Accessory buildings.* Accessory buildings shall neither be placed in the front yard nor closer than five feet to the side or rear property lines.

(e) *Rear Setback or Setback from Adjacent Properties.* Rear setback or setback from adjacent properties shall be 25% of the average lot depth or 25 feet minimum.

(Code 1988, § 32-1404; Ord. No. 4086, § 2, 12-15-1998)

Delete 32-678 – Transitional Use Areas

Renummer the following:

32-678 – Additional Requirements

32-679 – Development Plan Requirements

32-680 – Standards for Retail Office

City of Hannibal
OFFICIAL COUNCIL AGENDA

**Tuesday, January 2, 2024
Council Chambers
7:00 p.m.**

Meetings are open to the public, however, if you would like to view the meeting, you may do so using the following instructions:

City Council meetings will be videotaped to be shown live on the City of Hannibal YouTube page.

Although the meeting will be shown live, residents will also be able to watch the meeting on the YouTube page after the meeting.

The instructions to watch the meetings online follow:

- 1. Type in www.youtube.com in the web browser*
- 2. Type in City of Hannibal in the "Search" bar and hit Enter and hit the magnifying glass on the right side of the search bar.*
- 3. Click on "City of Hannibal" or the city of Hannibal crest.*
- 4. During the City Council meeting, there will be a red Thumbnail with the word "Live" on it.*
- 5. Click on the Thumbnail to watch the meeting.*
- 6. The meeting may be viewed on the website in its entirety after the meeting.*

ROLL CALL

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Regular Scheduled Council Meeting – December 19, 2023

APPROVAL OF PAYROLL AND CLAIMS

Second Half- December 2023

PUBLIC COMMENTS

3 Minutes/ Sign Up Required

MIKE DOBSON – MAYOR PRO TEMPORE
Re: Solutions for abandoned buildings/residences

ANDREW DORIAN – DIRECTOR OF CENTRAL SERVICES
Re: Sell of 1803 Chestnut Street/ Kenneth Rush- \$820.00
(Resolution No. 2494-23 to follow, for approval)

MIKE MCHARGUE – BUILDING INSPECTOR
Re: Code Amendment Revising Chapter 29 & Chapter 32
Water Systems/ Dimensional Requirements
(Bill No. 24-001 to follow, for first reading)
(Bill No. 24-002 to follow, for first reading)

Re: Request to Set Public Hearing
Code Changes to Chapter 7/ Homes Placed Within A and B Zones
Tuesday, January 16, 2024, 6:30 p.m.

Re: Request to Set Public Hearing
Code Changes Updating Fire Code from 2012 to 2018
Tuesday, January 16, 2024, 6:45 p.m.

BILL NO. 23-037

**AN ORDINANCE REVISING CHAPTER 2 ADMINISTRATION,
ARTICLE III – CITY COUNCIL, DIVISION 2. – RULES AND
ORDER OF BUSINESS, BY ADDING A NEW SECTION 2-185
VOTING BY THE MAYOR**

Second & Final Reading

BILL NO. 23-038

**AN ORDINANCE OF THE CITY OF HANNIBAL PROVIDING FOR
A MEMBER WHO LEAVES THE SERVICE OF THE CITY TO
SERVE IN THE ARMED SERVICES OF THE UNITED STATES OR
IN ANY QUALIFYING MILITARY DEPLOYMENT TO MAKE-UP
CONTRIBUTIONS FOLLOWING PLAN REQUIREMENTS HEREIN.**

Second & Final Reading

BILL NO. 24-001

**AN ORDINANCE AMENDING CHAPTER 29 – SUBDIVISION,
ARTICLE, III – DESIGN AND DEVELOPMENT STANDARDS, OF
THE REVISED ORDINANCES OF THE CITY OF HANNIBAL
REGARDING SECTION 29-115 - WATER SYSTEM**

First Reading

BILL NO. 24-002

**AN ORDINANCE AMENDING CHAPTER 32 OF THE REVISED
ORDINANCES OF THE CITY OF HANNIBAL REGARDING THE
PDR ZONING DISTRICT TO CLARIFY CERTAIN PROVISIONS
AND REQUIREMENTS.**

First Reading

RESOLUTION NO. 2494-23

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING
THE MAYOR TO EXECUTE A SPECIAL WARRANTY DEED TO
KENNETH RUSH FOR THE SALE OF CITY OWNED PROEPRTY
LOCATED AT 1803 CHESTNUT IN THE AMOUNT OF \$820.**

CLOSED SESSION

In Accordance with RSMo 610.021 (1), (3) and (13)

ADJOURNMENT

Melissa Cogdal

From: Michael Dobson
Sent: Wednesday, December 27, 2023 10:16 AM
To: Melissa Cogdal
Cc: Lisa Peck
Subject: Agenda item

Melissa,
Please place this on the next agenda for discussion.

MEMO

We have in the past years seen a hospital, schools and local businesses leave large buildings by building new structures and then, either selling or paying people or groups to pass those large building to other parties. We have seen that eventually these buildings deteriorate over the years and the parties that assumed these large building in good faith cannot afford to maintain them. Look at our community, I can think of the old hospital, at least two former churches and a couple of old schools that fall into this category. I would like to ask our city attorney to research if there is a way that we can avoid these larger type structures from eventually becoming the responsibility of the city and the taxpayers from being the ones holding the bag when it comes time to demolish the building. I would think that if these larger businesses are asking for tax incentives or reduced building permit fee that we could attach some kind of a legal covenant to these that would make them responsible for demolition cost or that covenant to convey to a future owner. The original builder would then have to find a qualified buyer that would have the ability to post a bond or some kind of insurance that could be used by the city in the event that the building ended up on the cities demolition list.

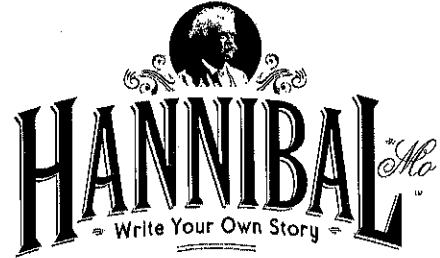
I would like to go one further and find a way for citizens to be responsible for private homes. If you look at our building commission list you would see that there are two full pages of structures on the demo list. The city taxpayers end up footing the bill for demolishing these structures. Presently, we tear down these old houses and end up either attaching a lien to the property or in some cases we sell the lot for \$575. The \$575 dollars covers the recording fees but does not compensate the city and the tax payer of the cost of the demolition. Presently to get your vehicle license at the court house you have to present proof of insurance. Could we not do something similar for housing? I do realize that most of the properties that are on the list are behind on taxes so I would challenge the council and our city attorney to try to think outside of the box and try to come up with a solution to make our citizens more responsible for their properties.

Let us start the conversation and hopefully we can come up with some solutions for the future.

Regards,
Michael J Dobson
Second Ward Councilman

Sent from my iPad

Andrew Dorian
Director of Central Services
City of Hannibal
320 Broadway
Hannibal, MO 63401
Ph: 573-221-0154
Email: adorian@hannibal-mo.gov



TO: City Clerk, City Manager, City Council and Mayor

FROM: Andrew Dorian

DATE: 12/19/2023

RE: 1803 Chestnut Lot Purchase

Kenneth Rush would like to purchase 1803 Chestnut from the City. A title report was completed showing no deed restrictions or liens.

The recommended sale price for this property is \$820 which covers all closing costs.

In addition, the following covenants will be placed on the property.

COVENANTS AND RESTRICTIONS

1. The property shall be kept maintained in accordance with the requirements of applicable laws and ordinances. The property shall be kept mowed at a minimum to the standards established by ordinance. Any structures on the home shall be maintained in such a manner as to comply with all applicable ordinances, and under no circumstances shall they be allowed to reach the status of a common law public nuisance or a nuisance in violation of Hannibal City Ordinances.
2. The property shall be utilized on in accordance with the laws of the State of Missouri and the zoning ordinances of the City of Hannibal. No unlawful uses shall be allowed.
3. All taxes on the property, including federal, state, county or city shall be kept paid and current at all times.

4. These covenants and restrictions shall touch and concern the land, and shall be binding upon all subsequent title holders.

This resolution would authorize the Mayor to execute the Transfer of Real Estate Contract and Special Warranty Deed with the sale price of \$820 to Kenneth Rush.

RESOLUTION NO. 2494-23

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR
TO EXECUTE A SPECIAL WARRANTY DEED TO KENNETH RUSH FOR
THE SALE OF CITY OWNED PROEPRTY LOCATED AT 1803 CHESTNUT IN
THE AMOUNT OF \$820.**

WHEREAS, the City of Hannibal is the owner of a vacant lot at 1803 Chestnut,
and

WHEREAS, Kenneth Rush would like to purchase this property, and

WHEREAS, \$820 is the sale price which includes closing costs, and

**NOW THEREFORE BE IT RESOLVED BY THE CITY OF HANNIBAL,
MISSOURI.**

SECTION ONE: That the Mayor is hereby authorized to execute a contract on behalf of
the City of Hannibal for the sale of a vacant lot at 1803 Chestnut in the amount of \$820 to
Kenneth Rush.

SECTION TWO: This resolution shall be effective immediately upon its adoption and
approval.

ADOPTED THIS _____ DAY OF _____, 2023.

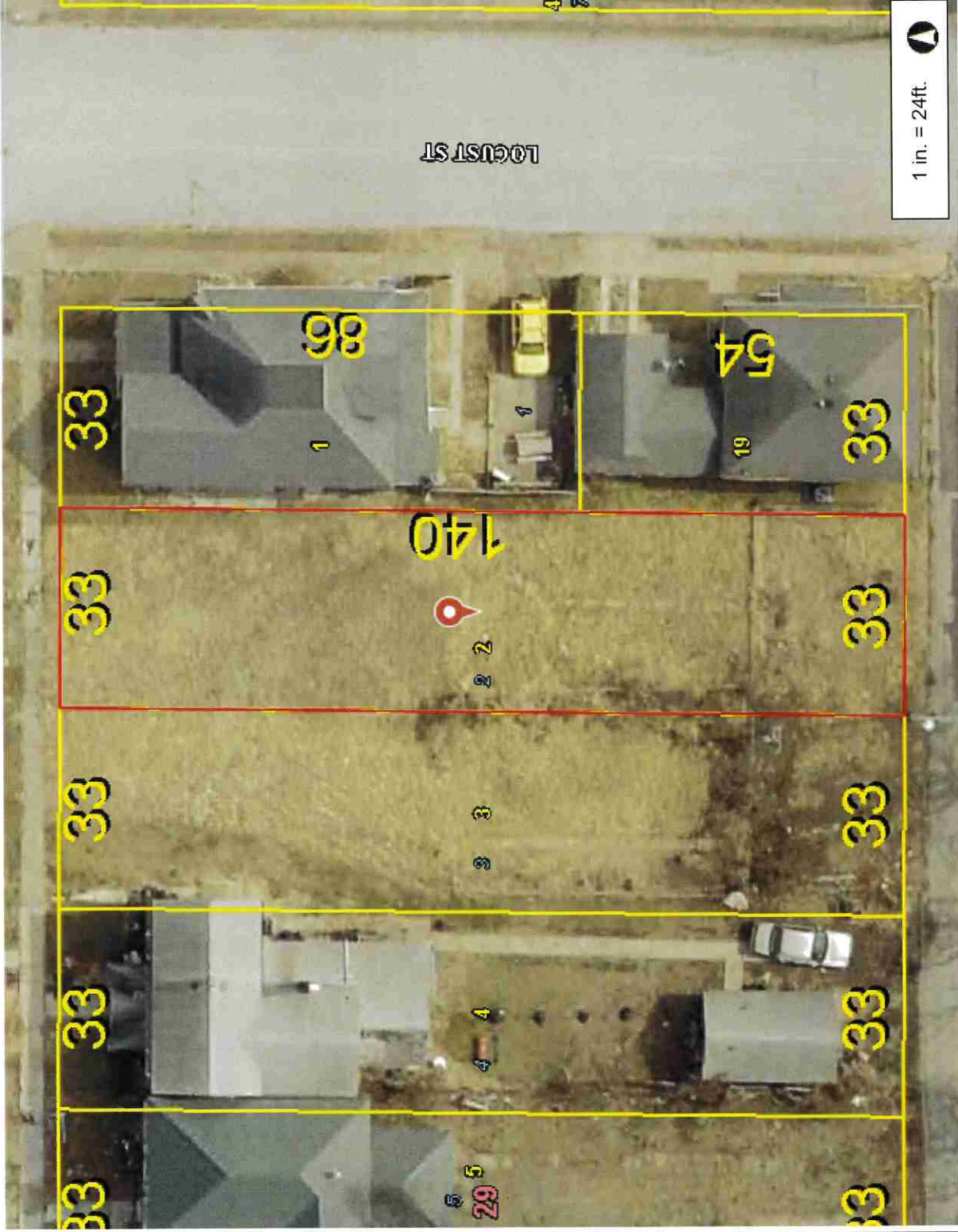
APPROVED THIS _____ DAY OF _____, 2023.

BARRY LOUDERMAN, MAYOR

ATTEST:

MELISSA COGDAL, CITY CLERK

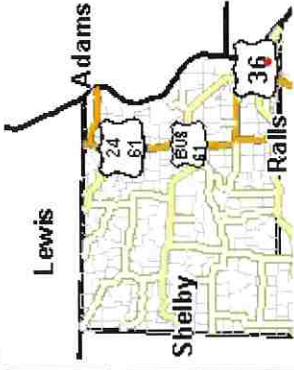
Marion County, MO



1 in. = 24ft.

48.4 0 24.21 48.4 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Road
 - <all other values>
 - Interstate
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Railroad
- Parcel
- Parcel Number/Acres
- Land Hook
- DASHED LAND HOOK
- SOLID LAND HOOK
- City Limit Line
- Original Lot
- Section
- County Boundary

Notes



CITY OF HANNIBAL

DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

TO: CITY COUNCIL
FROM: DONNA KLINGLER, DPW MANAGEMENT ASSISTANT
SUBJECT: Code Amendment Revising Chapter 29 and Chapter 32
DATE: November 17, 2023

Code Changes Revising Chapter 29 and Chapter 32

The Planning and Zoning Commission held their public hearing on Thursday, November 16, 2023, at 4:00 P.M. The Department of Public Works is requesting Council to set their public hearing date for Tuesday, December 19, 2023 at 6:15 P.M.

BILL NO. 24-001

ORDINANCE NO. _____

FIRST READING _____

SECOND READING _____

AN ORDINANCE AMENDING CHAPTER 29 – SUBDIVISION, ARTICLE, III – DESIGN AND DEVELOPMENT STANDARDS, OF THE REVISED ORDINANCES OF THE CITY OF HANNIBAL REGARDING SECTION 29-115 - WATER SYSTEM

Be it Ordained by the City Council of the City of Hannibal:

Section 1. WHEREAS, questions have arisen regarding the requirements of Chapter 29, as to extensions of water main service, as well as flow requirements necessary for fire and other safety.

AND WHEREAS, the city Engineer has reviewed the matter and has submitted proposed revisions to Section 29-115 in order to clarify the requirements and attempt to eliminate future conflict regarding these requirements;

AND WHEREAS, the Planning and Zoning Commission has reviewed the matter and the proposed revisions, have determined that the revisions are in the best interests of the City of Hannibal, and by the required majority vote approved the proposed revisions for referral and review by the City Council;

AND WHEREAS, the City Council has further reviewed the matter and the proposed revisions as well as the recommendation of the Planning and Zoning Commission and have determined that the revisions are appropriate and in the best interests of the City of Hannibal

NOW THEREFORE, the City Council hereby revises Chapter 29 as follows:

Section 2. Section 29-115 is revoked and a new section 29-115 is hereby enacted as follows:

Sec. 29-115. - Water system.

Where a public water system is available, any water main extension shall be completed in accordance with the latest revision of the extension requirements of the public water service provider and the Missouri Department of Natural Resources. The water main shall be designed by a licensed engineer, reviewed by the public water service provider and shall comply with all public water service provider design guides and construction requirements.

The water system shall be designed to meet the fire flow requirements for the intended occupancy based on the current building code of the city at the time of construction as well as be designed to maintain the current Insurance Services Office (ISO) rating for the city. Testing by the public water service provider with documentation of fire flows from each hydrant must be provided to the Fire Department prior to final acceptance of the subdivision by the city. Annual flow testing by the public water service provider shall be conducted with documentation of fire flows from each hydrant being provided to the Fire Department.

(Ord. No. 4847, § 1, 10-20-2020)

Section 3. All ordinances and parts of ordinances in conflict with this ordinance, in so far as they conflict, are hereby repealed.

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval.

Adopted _____

BARRY LOUDERMAN, Mayor

Approved _____

(Seal)

Attest: _____
MELISSA COGDAL, City Clerk

BILL NO. 24-002

ORDINANCE NO. _____

FIRST READING _____

SECOND READING _____

AN ORDINANCE AMENDING CHAPTER 32 OF THE REVISED ORDINANCES OF THE CITY OF HANNIBAL REGARDING THE PDR ZONING DISTRICT TO CLARIFY CERTAIN PROVISIONS AND REQUIREMENTS.

Be it Ordained by the City Council of the City of Hannibal:

Section 1. WHEREAS, questions and conflicts have arisen regarding the requirements of the PDR Zoning District, including the specific improvement set back requirements in the PDR districts.

AND WHEREAS, the city Engineer has reviewed the matter and has submitted proposed revisions to Section 32-674 in order to clarify the requirements and attempt to eliminate future conflict regarding these requirements;

AND WHEREAS, the Planning and Zoning Commission has reviewed the matter and the proposed revisions, have determined that the revisions are in the best interests of the City of Hannibal, and by the required majority vote approved the proposed revisions for referral and review by the City Council;

AND WHEREAS, the City Council has further reviewed the matter and the proposed revisions as well as the recommendation of the Planning and Zoning Commission and have determined that the revisions are appropriate and in the best interests of the City of Hannibal

NOW THEREFORE, the City Council hereby revises Chapter 32 as follows:

Section 2. Section 32-674 is revoked and a new section 32-574 is hereby enacted as follows:

Sec. 32-674. - Dimensional requirements.

(a) *Minimum lot area.* The PDR district provides for a variety of dwelling unit styles and supports uses without restrictions to the lot area and yard requirements provided in other districts; therefore, no minimum lot area is specified.

(b) *Setback from streets.* No building shall be erected, reconstructed, altered or moved nearer to the property line along the street on which such building faces than is indicated in the following table:

Residential Density in PDR Tract (Dwelling units per acre)	Minimum Distance From Property Line Along Front Street (in feet)
1.0—4.0	8
4.1—8.0	15

(c) *Minimum side distance from street.* Ten feet.

(d) *Accessory buildings.* Accessory buildings shall neither be placed in the front yard nor closer than five feet to the side or rear property lines.

(e) *Rear Setback or Setback from Adjacent Properties.* Rear setback or setback from adjacent properties shall be 25% of the average lot depth or 25 feet minimum.

(Code 1988, § 32-1404; Ord. No. 4086, § 2, 12-15-1998)

Section 3. That Section 32-678 of the Revised Ordinances of the City of Hannibal is hereby revoked without replacement, the following sections shall be renumbered as follows to maintain consistency in the Code:

32-678 – Additional Requirements

32-679 – Development Plan Requirements

32-680 – Standards for Retail Office

Section 4. All ordinances and parts of ordinances in conflict with this ordinance, in so far as they conflict, are hereby repealed.

Section 5. That this Ordinance shall be in full force and effect from and after its passage and approval.

Adopted _____

BARRY LOUDERMAN, Mayor

Approved _____

(Seal)

Attest: _____
MELISSA COGDAL, City Clerk

- **Sec. 29-115. - Water system.**

Where a public water system is available, any water main extension shall be completed in accordance with the latest revision of the extension requirements of the **public water service provider** and the Missouri Department of Natural Resources. The water main shall be designed by a licensed engineer, reviewed by the **public water service provider** and shall comply with all **public water service provider** design guides and construction requirements.

The water system shall be designed to meet the fire flow requirements for the intended occupancy based on the current building code of the city at the time of construction as well as be designed to maintain the current Insurance Services Office (ISO) rating for the city. Testing by the public water service provider with documentation of fire flows from each hydrant must be provided to the Fire Department prior to final acceptance of the subdivision by the city. Annual flow testing by the public water service provider shall be conducted with documentation of fire flows from each hydrant being provided to the Fire Department.

(Ord. No. 4847, § 1, 10-20-2020)

- **Sec. 32-674. - Dimensional requirements.**

(a) *Minimum lot area.* The PDR district provides for a variety of dwelling unit styles and supports uses without restrictions to the lot area and yard requirements provided in other districts; therefore, no minimum lot area is specified.

(b) *Setback from streets.* No building shall be erected, reconstructed, altered or moved nearer to the property line along the street on which such building faces than is indicated in the following table:

Residential Density in PDR Tract (Dwelling units per acre)	Minimum Distance From Property Line Along Front Street (in feet)
1.0—4.0	8
4.1—8.0	15

(c) *Minimum side distance from street.* Ten feet.

(d) *Accessory buildings.* Accessory buildings shall neither be placed in the front yard nor closer than five feet to the side or rear property lines.

(e) *Rear Setback or Setback from Adjacent Properties.* Rear setback or setback from adjacent properties shall be 25% of the average lot depth or 25 feet minimum.

(Code 1988, § 32-1404; Ord. No. 4086, § 2, 12-15-1998)

Delete 32-678 – Transitional Use Areas

Renumber the following:

32-678 – Additional Requirements

32-679 – Development Plan Requirements

32-680 – Standards for Retail Office

Sec. 29-115. - Water system.

Where a public water system is available, any water main extension shall be completed in accordance with the latest revision of the extension requirements of the board of public works and the Missouri Department of Natural Resources. The water main shall be designed by a licensed engineer, reviewed by the board of public works and shall comply with all board of public works design guides and construction requirements.

(Ord. No. 4847, § 1, 10-20-2020)

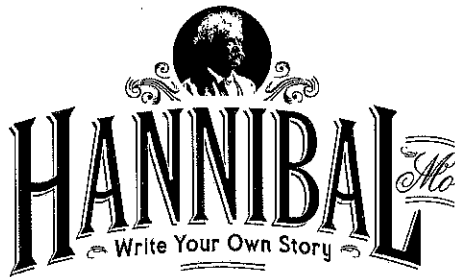
Sec. 32-674. - Dimensional requirements.

- (a) *Gross tract size for initial zoning purposes.* Three acres.
- (b) *Minimum lot area.* The PDR district provides for a variety of dwelling unit styles and supports uses without restrictions to the lot area and yard requirements provided in other districts; therefore, no minimum lot area is specified.
- (c) *Setback from streets.* No building shall be erected, reconstructed, altered or moved nearer to the property line along the street on which such building faces than is indicated in the following table:

Residential Density in PDR Tract (Dwelling units per acre)	Minimum Distance From Property Line Along Front Street (in feet)
1.0—4.0	8
4.1—8.0	15

- (d) *Minimum side distance from street.* Ten feet.
- (e) *Accessory buildings.* Accessory buildings shall neither be placed in the front yard nor closer than five feet to the side or rear property lines.

(Code 1988, § 32-1404; Ord. No. 4086, § 2, 12-15-1998)



MEMORANDUM

To: Planning and Zoning Commissioners and City Council

From: Donna Klingler, DPW Management Assistant

Re: Code Changes to Chapter 7

Date: December 26, 2023

The Planning and Zoning Commissioners held a public hearing on December 21, 2023, on Code Changes to Chapter 7 regarding homes placed in A and B zones. As a necessary part of this process, The Department of Public Works requests that Council set their public hearing date for Tuesday, January 16, 2024, at 6:30 P.M.

- **DIVISION 6. - DESIGN AND CONSTRUCTION STANDARDS FOR STANDARD CONSTRUCTED RESIDENTIAL HOMES**
- **Sec. 7-400. - Homes placed within A and B zones.**

The following items shall apply to constructed homes (not mobile, manufactured or modular homes) placed within A and B zones:

(1) Homes in A and B zones shall be placed on a permanent foundation that provides for vertical loads, uplift, and lateral forces in compliance with the city building code for residential structures. The foundation must either be a slab or contain solid perimeter walls in all installations in which the finished floor is more than six inches above the finished grade at any point. All foundations shall have proper vents one square foot per each 200 square feet or fraction thereof of floorspace. A service opening of not less than two feet by two feet with a proper closure shall be provided, preferably in the area of the water and sewer connections. In zones A and B, homes shall be placed on continuously poured foundations, or poured concrete walls, with required ventilation and access, around the perimeter.

(2) One-hundred (100) percent of the roof must be double-pitched, at least three in 12 or greater, and covered with material that is residential in appearance, including, but not limited to, approved wood, asphalt composition or fiberglass shingles, and residential metal roofs. Except for permitted decks, all roof structures shall provide an eave projection of no less than six inches and no greater than 30 inches.

(3) Exterior siding shall be made of nonreflective and nonmetallic materials, cannot have a high-gloss finish, and must be residential in appearance, including, but not limited to, wood or masonite lap or vertical groove siding, simulated lap siding, such as conventional vinyl or metal siding, wood shingles, shakes, stucco, brick, stone similar materials, or any combination of these materials, but excluding smooth, rubbed or corrugated metal or plastic panels. The exterior siding material shall extend to the top of the poured concrete foundation.

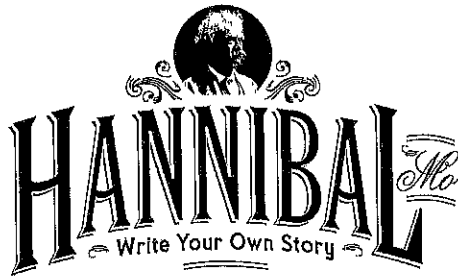
(4) The home must be at least 22 feet in width.

(5) Floor area of the unit, exclusive of garages, carports, porches, or decks, must be at least 1,000 square feet. For duplexes, a minimum of 800 SF per side of the duplex shall be provided.

(6) If a garage or carport is attached to the home, the exterior covering and roofing material of the garage or carport must be the same as that of the dwelling unit.

(7) For new construction, or any substantial remodel (consists of remodeling over 50% of the square footage of the home) the construction shall meet the requirements of the current version of the city building code. For a substantial remodel, the remaining portion that is not remodeled is not subject to being brought up to the current city building code standards.

(Code 1988, § 7-116; Ord. No. 3992, § 2, 11-19-1996)



MEMORANDUM

To: Planning and Zoning Commissioners and City Council

From: Donna Klingler, DPW Management Assistant

Re: Code Changes updating Fire Code from 2012 to 2018

Date: December 26, 2023

The Planning and Zoning Commissioners held a public hearing on December 21, 2023 on updating the Fire Codes from 2012 to 2018. As a necessary part of this process, The Department of Public Works requests that Council set their public hearing date for Tuesday, January 16, 2024, at 6:45 P.M.

Changes from 2015-2018 International Fire Code

Code Reference	Change Type	Change Summary
314.4 Indoor Display of Vehicles	Modification	This section is revised to clarify it applies to both liquid-fueled vehicles and gaseous-fueled vehicles. Additionally, it has been modified to allow the Fire Code Official the ability to determine the best method of safeguarding the vehicle regarding the battery and electrical system. Exceptions have been added which allow an increase in the height of storage along walls in sprinklered and non-sprinklered buildings.
315.3.1 Ceiling Clearance for Indoor Storage	Modification	
315.1, 315.7, 105.6.28 Outdoor Pallet Storage	Addition	Requirements are added to the code for height limitation and separation to buildings and property lines for the outdoor storage of idle pallets constructed of wood or plastic. See also Significant Change to Section 2810 for pallet storage at retail, recycling and manufacturing.
403.12.3, 403.12.3.1 Ground Managers	Modification	The threshold for ground managers dropped from 1,000 to 500 people for certain events.
404.2.3, 404.2.3.1, 404.2.3.2, 404.2.3.3 Lockdown Plans	Addition	Updates and prescribes details for facility lockdown plans.
610 Emergency Responder Radio Coverage	Modification	Requirements for emergency responder radio coverage have been revised to address industry and equipment enhancements with a new reference to NFPA 1221.
603.1, 603.3 Fuel-fired Appliances	Modification	Fuel oil storage allowances in Section 603 have been revised to clarify applicability to internal combustion engines, such as generators and fire pumps. Fuel oil storage is increased to 1,320 gallons if the building is sprinklered and the tank is listed to UL 142.
605.13, 605.16, 605.17 Refrigerants with Lower Flammability Hazards	Addition	Adds requirements regarding safety concerns for lower flammability refrigerant gases.
608.3 Nonmetallic Cooking Oil Storage Tanks	Modification	Adds listing and capacity requirements for cooking oil storage.
807.1, 807.2, 807.5 Combustible Decorative Materials	Modification	The limitations on decorative combustible materials are clarified as to where they apply.
807.4 Artificial Decorative Vegetation	Modification	The limitations on decorative combustible materials are clarified as to where they apply.
901.4.6.1, 901.4.6.2, 901.4.6.3, 901.4.6.4 Fire Pump and Fire Sprinkler Riser Rooms	Addition	Additional requirements have been added for automatic sprinkler system riser rooms and fire pump rooms.
901.8.2 Integrated Fire Protection System Testing	Addition	Test criteria has been added to the code with a reference to NFPA 4 to ensure that where multiple fire protection systems or life safety systems are integrated, that the acceptance process and subsequent testing must evaluate all of the integrated systems as a whole. Test criteria has been added to the code with a reference to NFPA 4 to ensure that where multiple fire protection systems or life safety systems are integrated, that the acceptance process and subsequent testing must evaluate all of the integrated systems as a whole.
901.8.2 Removal of Occupant-use Hose Lines	Modification	Clarifies the requirements for fire sprinkler protection in Group A occupancies.
903.2.1 Sprinklers in Group A Occupancies	Clarification	Provides occupant load threshold for automatic sprinkler system requirements in Group E occupancies.
903.2.3 Sprinklers in Group E Occupancies	Modification	Removes fire sprinkler requirements from small bathrooms in Group R-4 occupancies.
903.3.1.1.2 Sprinklers in Bathrooms in Group R Occupancies	Modification	
903.3.1.2.1 Sprinklers Beneath Balconies	Modification	Correlates automatic sprinkler system requirements in Chapter 9 with IBC Chapter 7 for exterior balconies of Group R occupancies.
903.3.1.2.3 Protection of Attics in Group R Occupancies	Addition	Sprinkler protection of acceptable alternative methods for the protection of attics are now addressed for mid-rise buildings housing multifamily occupancies and equipped with an NFPA 13R sprinkler system.
903.3.3 Sprinkler Obstructions	Modification	The code now directs the user to the sprinkler design standard to address sprinkler obstructions.
904.12 Commercial Cooking Operations	Modification	The installation of fire-extinguishing systems as protection for commercial cooking operations must now comply with NFPA 96. In addition, commercial cooking systems are now permitted to be protected with a water mist fire-extinguishing system.
904.13 Domestic Cooking in Institutional Occupancies	Modification	Requires an automatic fire-extinguishing system to protect domestic cooking appliances in care facilities.
904.14, Table 901.6.1 Aerial Fire-Extinguishing Systems	Addition	Requires automatic fire suppression in domestic cooking systems in care facilities.
905.3.1 Class III Standpipes	Modification	Standpipe systems are now required in buildings four or more stories in height. In addition, a Class I standpipe is allowed in Group B and Group E occupancies rather than a Class III.
905.4 Class I Standpipe Hose Connections	Modification	Allows a modification of hose connection locations for Class I standpipes serving open stairways.
905.11 Locking Caps on Standpipe Outlets	Modification	This revision authorizes the code official to require locking caps on dry standpipe hose connection outlets.
905.1 Portable Fire Extinguishers	Modification	Provides school options for fire extinguisher placement.
907.1.2 Fire Alarm Construction	Modification	Aligns requirements for fire alarm plans and documentation requirements with NFPA 72.
907.2.1 Fire Alarms in Group A Occupancies	Modification	A new fire alarm threshold has been added for Group A occupancies where an occupant load of 100 or more is located on a level other than the level of exit discharge.

907.2.10 (deleted) Group R-4 Fire Alarm System	Detection	Fire alarm systems are no longer required in Group R-4 occupancies.
907.5.2.2.4 Emergency Voice/Alarm Communication System Capabilities	Modification	Large public venues are required to provide real-time capabilities that are integrated with the emergency voice/alarm communication system.
910.5 Maintenance of Smoke and Heat Removal Equipment	Modification	Maintenance and testing frequencies for smoke and heat vents and mechanical smoke removal are specified in the code.
916 Gas Detection Systems	Modification	Requirements for gas detection systems are clarified and consolidated in a new Section 916.
Table 1004.5, 1004.8 Occupant Load Calculation in Business Use Areas	Modification	The method of calculating occupant load in business areas is revised, which allows for larger occupant loads.
1006.2.1 Spaces with One Exit or Exit Access Doorway	Modification	Determination of cumulative occupant loads is clarified and correlated with other code requirements.
1006.2.2.6, 1006.2.1, 1017.2 Groups R-3 and R-4 Protected with NFPA 13D Sprinkler System	Addition	Exit access travel distances are provided for Groups R-3 and R-4 when sprinklered with NFPA 13D sprinkler systems
1006.3, 1006.3.1 Exits on Adjacent Stories	Modification	Determining egress requirements has been clarified when the occupants travel to an adjacent story to reach the exit.
1006.2.3 Illumination of the Exit Discharge	Clarification	Illumination of exit discharge can now terminate at a safe dispersal area.
1006.3.5, 1006.2.2 Emergency Illumination in Group I-2	Modification	Emergency egress lighting in Group I-2 must meet minimum illumination levels even when one lamp fails in a single luminaire.
1006.7.2 Protection of Exterior Areas of Assisted Rescue	Modification	The 1-hour fire-resistance-rated separation between an exterior of assisted rescue and the building is not required if the building is protected with an automatic sprinkler system designed to NFPA 13 or 13R.
1010.1.1 Size of Doors	Clarification	Requirements for the size of doors is revised to correlate with ICC A117.1.
1010.1.4.4 Locking Arrangements in Educational Occupancies	Addition	Guidance is provided to allow enhanced security measures yet still meet egress requirements for classroom doors.
1010.1.9.8, 1010.1.9.8.1 Delayed Egress	Modification	Additional occupancies are allowed to install delayed egress, including small Group E occupancies and Group A classrooms.
1010.1.9.9, 1010.1.9.10 Electrically Locked Egress Doors	Clarification	Criteria for electrically locked egress doors have been clarified and correlated.
1010.1.9.12 Locks on Stairway Doors	Modification	The limitation is removed which prohibited locking doors on the stairway side when the stairway was more than four stories, but less than a high-rise.
1010.1.10 Panic Hardware and Fire Exit Hardware	Modification	Sensor release of electrically locked doors is now allowed on egress doors in Groups A and E. Also, the section is clarified to state that panic hardware or fire exit hardware is only required on swinging doors.
1010.3 Tunnels	Addition	This new section allows security turnstiles, or similar barriers, in the means of egress path.
1017.5 Stairway Landings	Clarification	The method of determining the required width and depth of a stairway landing is clarified.
1013.2 Floor-level Exit Signs in Group R-1	Modification	The location of low-level exit signs can now be 18 inches above the floor.
1015.6, 1015.7 Fall Arrest for Rooftop Equipment	Modification	The specific criteria in the code on fall arrest systems is removed and the ANSI/ASSE Z395.1 standard now governs the installation.
1017.3 Common Path of Egress Travel	Clarification	Common path of egress travel must be applied to each room or space on every story.
1023.3.1 Stairway Extension	Modification	Fire-resistance-rated separation is not required between an interior exit stairway and exit passageways if stairway pressurization is provided.
1023.5, 1024.6 Exit Stairway and Exit Passageway Perforations	Modification	Security system and two-way communication system components are allowed to penetrate the fire-resistance-rated enclosure of exit passageways and interior exit stairways and ramps.
1025.1 Luminous Egress Path Marking in Group I Occupancies	Modification	Luminous egress path marking is no longer required in high-rise buildings classified as Groups I-2, I-3, and I-4.
1026.4, 1026.4.1 Refuge Areas for Horizontal Exits	Modification	Guidance is provided to allow enhanced security measures yet still meet egress requirements on classroom doors.
1029.6, 1029.6.3, 1029.7 Open-air Assembly Seating	Modification	A new term and definition is added for open-air assembly seating.
1029.9.1 Minimum Aisle Width	Modification	Minimum aisle widths in assembly occupancies are clarified with a reference added for minimum widths for accessible routes.
1030.1 Emergency Escape and Rescue Openings	Modification	Emergency escape and rescue openings are required in Groups R-3 and R-4, and Group R-2 provided with only one means of egress from a story. Also, it is possible to eliminate some, or all, emergency escape and rescue openings from a sprinklered basement.
1030.1.1 Operation of Emergency Escape and Rescue Openings	Addition	Full prevention devices are allowed on emergency escape and rescue openings provided that they comply with ASTM F2090.
1031.2.2 Locking Arrangements in Existing Educational Occupancies	Addition	Guidance is provided to allow enhanced security measures yet still meet egress requirements on classroom doors.
1031.4 Exit Signs in Existing Buildings	Modification	The application of exit sign requirements in existing buildings has been clarified for both installation and maintenance.

1034.10 Inspection and Testing of Emergency Egress Lighting	Modification	Inspection and testing requirements for emergency egress lighting are relocated into Chapter 10 Means of Egress and revised to allow self-diagnostics.
1103.4.1 Fire Sprinklers in Existing Group A Occupancies	Addition	A section has been added to Chapter 11 which requires the retrofit installation of a fire sprinkler system in existing Group A-2 occupancies where alcoholic beverages are consumed if the occupant load is 300 or more. DO NOT ADOPT THIS ONE
1103.9 Carbon Monoxide Alarms in Existing Buildings	Modification	Carbon monoxide alarms are no longer required to be retroactively installed in existing Groups I-1, I-2, I-4, and R based on occupancy classification. The retroactive installation of carbon monoxide alarms is only required in existing sleeping rooms and dwelling units.
1104.16.2 Wall Openings Adjacent to Fire Escapes	Modification	Door and window openings within 10 feet of a fire escape must be protected with ¾-hour opening protectives unless the building is sprinklered.
1105.6.2 Fire-protection-rated Doors in Existing Group I-2	Addition	Fire-protection-rated doors in existing Group I-2 occupancies have three options for automatic closing operations.
Chapter 12: Energy Systems	Addition	The new chapter has been added to the IFC to address all configurations of energy systems. This chapter contains the emergency power, standby power, and stationary battery storage system requirements from Chapter 6 of the 2015 IFC along with new requirements for other methods of energy generation and storage.
1204.6 Rapid Shutdown for Solar Photovoltaic Power Systems	Addition	Rapid shutdown is required on solar photovoltaic systems to reduce the shock hazard to emergency responders.
1206.2 Stationary Storage Battery Systems	Modification	This revision moves the stationary battery storage system requirements from Section 608 to Section 1206.2 and includes new battery technologies and required safety features.
Chapter 22 Combustible Dust	Modification	Reference to the new NFPA 652, "Standard on the Fundamentals of Combustible Dust," is added to provide guidance and criteria when evaluating combustible dust hazards.
2303.2.1 Height of Emergency Disconnect Switch	Addition	This new section provides specific height limitations for emergency disconnect switches for fuel dispensing operations.
2306.7.3.1 Protection from Vehicle Impact	Addition	The fire code official has the authority to require additional vehicle impact protection at fuel dispensing facilities.
2309.6, 2309.6.1 Defueling of Hydrogen Fueled Vehicles	Modification	The requirements for repairing vehicles fueled by compressed or liquefied hydrogen gas have been updated to address current technologies and processes.
2311.6 Repair of Vehicles Fueled by CNG and LNG	Addition	The requirements for repairing vehicles fueled by compressed or liquefied natural gas have been updated to address current technologies and processes.
2311.8 Repair of Vehicles Fueled by Lighter-than-air Fuels	Modification	The requirements for repairing vehicles fueled by compressed or liquefied compressed gas have been updated to address current technologies and processes.
2403.2.1.3 Classified Electrical Areas Around Spray Booths	Modification	The size of the classified area around spray booth openings is reduced to 3 feet.
2404.2, 2404.3.1, 914.9 Spray Rooms and Spray Booths	Modification	Requirements for spray booths and spray operations are correlated between the IFC and the IBC.
2810 Outdoor Storage of Pallets at Pallet Manufacturing and Recycling Facilities	Addition	This new section adds criteria for outdoor pallet storage at pallet manufacturing facilities and pallet recycling facilities. It provides specific height limits and separation to property lines and buildings, but also allows for the distances to be modified based on providing additional fire protection features.
Chapter 31 Umbrella Structures	Clarification	A new definition is added for umbrella structures which results in regulation of umbrella structures when they exceed 400 square feet.
3103.3.1 Tents and Membrane Structures Used as Special Amusement Buildings	Addition	Special amusement buildings located in temporary tents are required to be equipped with an automatic sprinkler system.
3103.6, 3103.9 Structural Stability of Tents	Modification	Temporary tents and membrane structures are required to provide construction documents which address their structural stability and load carrying capacity. Larger tents and membrane structures have been added to the list of temporary facilities which must comply.
3104.2 Fabrics for Tents and Membrane Structures	Addition	The application of testing criteria for flame spread of tent and membrane structures has been clarified.
3105.105.6.47, 105.7.22 Temporary Special Event Structures	Addition	The requirements for temporary stage structures are expanded to include all temporary structures greater than 400 square feet when used at special events.
3106 Outdoor Assembly Events	Addition	This section adds requirements specific to outdoor public gatherings and improves the correlation of requirements in the IBC and IFC. DO NOT ADOPT THIS ONE
3107.13 LP-gas Containers and Tanks Adjacent to Tents and Membrane	Modification	Requirements for the use and separation of LP-gas containers in and around tents and membrane structures have been revised.
Chapter 32 High-piled Combustible Storage	Modification	The requirements in the chapter have been updated to correlate with current NFPA 13 requirements and recent FM Global fire tests.
3304.5, 3308, 3309.1 Fire Watch During Construction and Demolition	Modification	Criteria for requiring fire watch has been added to the code along with clarification to the functions and duties of fire fire watch personnel.
Chapter 38 Higher Education Laboratories	Addition	A new chapter has been added to the IFC to specifically regulate college and university laboratories. Correlating sections have been added to a new Section 427 in the IBC.

Chapter 39 Processing and Extraction Facilities	Addition	A new chapter has been added to the IFC to specifically regulate the process of extracting oils from plant material.
Table 5003.1.1(1) Consumer Fireworks	Modification	Addresses the explosive nature of Division 1.4G explosives and removes the 100 percent increase in quantity for sprinklers where these items are stored.
5003.1.1(1), 5003.1.1.1, 5003.1.1.2 Maximum Allowable Quantity for Class 3 Oxidizers	Modification	The maximum allowable quantity for Class 3 oxidizers is increased by about 10 percent in control areas and Groups M and S occupancies.
5003.8.3.4 Construction of Control Areas	Modification	The fire resistance rating of the floor of a control area in a Type IV building is allowed to be reduced to 1-hour if the building is sprinklered and does not exceed three stories in height.
5005.1.12 Protection of Hazardous Materials Piping Systems	Modification	Requirements for leak detection and emergency shutoff for high hazard gases and liquids only apply when the maximum allowable quantity per control area is exceeded.
5103.2, 5104.1.2 Aerosol Products in Plastic Containers	Modification	Limitations on aerosol products in plastic containers is revised and the use of Plastic Aerosol X products is prohibited in higher fire hazard occupancies.
5103.2.2, 5104.2.2 5104.3.3, 5104.8 5106.2.2 Aerosol Cooking Spray Products	Addition	Specific fire protection requirements are added to address aerosol cooking spray products.
5306.1, 5306.2 Medical Gas Storage	Modification	Requirements for construction and ventilation of interior medical gas rooms and gas cabinets are revised.
5307.1, 5307.3 Liquid Carbon Dioxide Systems for Beverage Dispensing	Modification	Requirements for liquefied CO ₂ in beverage dispensing applications have been correlated with requirements for gas detection systems.
5307.4 Carbon Dioxide Enrichment Systems	Addition	Carbon dioxide enrichment systems are now regulated by the International Fire Code when the system contains more than 100 pounds of CO ₂ or when the refill connection is remote from the tank or vessel.
5707 Mobile Fueling Operations	Addition	On-demand mobile fueling is allowed to occur at approved locations and under the control of a permit issued by the fire code official.
6104.3 Location of LP-gas Containers	Modification	New footnote g specifies separations between above-ground LP-gas containers and public ways.
E102.1.7.1 Hazard Classification of	Modification	This change revised the oxidizer classification of sodium dichloro-s-triazetrione anhydrous (sodium dichlorotriazetrione anhydrous).
Outdoors Chapter N Indoor Trade Shows and Exhibitions	Addition	This new chapter provides specific regulation to address the hazards associated with large trade shows and exhibitions. Many of the regulations can be found elsewhere in the IFC, but this appendix provides a single location with the regulations dealing with these events.

Changes from 2012-2015 International Fire Code

Code Reference	Change Type	Change Summary
312.3 Vehicle Impact Protection	Addition	This change authorizes the code official to approve barriers other than posts.
315.6, 606.12 Storage and Abandoned Wiring in Plenums	Addition	This change prohibits storage in air-handling plenums. Abandoned material and wiring cables must be removed from plenums.
403 Emergency Preparedness Requirements	Modification	This section has been extensively revised and the content updated for consistency. To assist the fire code official, many portions of this chapter have been relocated in an attempt to consolidate into one section all of the requirements for emergency preparedness. This change brings additional requirements related to emergency and standby power systems from the IBC into the IFC to provide for consistency and uniform enforcement. Load-transfer timing and duration are both quantified to assist the fire code official. Criteria have been added for Group 1-2 occupancies that are located in flood hazard areas.
604.1 Emergency and Standby Power Systems	Addition	Essential electrical systems must comply with IBC Chapter 27 and NFPA 99. This change provides a clear path for the designer to know which standards apply when he or she is designing an essential electrical system for a Group 1-2 occupancy.
604.2.6, IBC 407.10 Emergency and Standby Power Systems - Group 1-2 Occupancies	Addition	The requirements for solar PV systems have been clarified and coordinated with the IBC and NFPA 70.
605.11 Solar Photovoltaic Power Systems	Clarification	The revisions to Section 605.12 clarify the code requirements and add references to two International Institute of Ammonia Refrigeration (IARI) standards and one American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (ASHRAE) standard for design and operation of ammonia refrigeration systems.
606.12 Pressure Relief Devices for Mechanical Refrigeration	Modification	This is a new requirement to ensure that devices designed to prevent water from infiltrating into fire service access elevator hoistways and occupant evacuation elevator hoistways are properly maintained.
607.6 Protection of Fire Service Access Elevators and Occupant Evacuation Elevators	Addition	Type I exhaust hoods are not required over electric cooking appliances when the appliances produce a minimal amount of grease-laden vapors.
609.2 Commercial Cooking Appliances Producing a Low Volume of Grease-laden Vapors	Modification	This section references a new standard that addresses the cleaning of commercial cooking exhaust hoods and ducts.
609.3.3.2 Inspection and Cleaning of Commercial Kitchen Exhaust Hoods	Modification	Listed flexible connectors are required between the fixed fuel-gas piping and cooking appliances on casters or other appliances that are moved for cleaning.
609.4 Gas-fired Appliance Connections	Addition	A new Section 611 on hypobaric facilities has been added to the IFC. According to the provisions of this section, these facilities shall be inspected, tested and maintained in accordance with NFPA 99. Records shall be kept and made available to the fire code official.
611 Hypobaric Facilities	Addition	The requirements for decorative materials other than decorative vegetation have been reorganized and clarified.
807 Decorative Materials Other Than Decorative Vegetation in New and Existing Buildings	Modification	The code has been clarified concerning how an inspector can determine if a fire protection system is to be considered a "required" system of a "nonrequired" system.
901.4.1 Required Fire Protection Systems	Clarification	Existing 1½-inch hose lines can be removed under certain circumstances.
901.8.2 Removal of Existing Occupant Use Hose Line	Addition	The code has been clarified concerning how an inspector can determine if a fire protection system is to be considered a "required" system of a "nonrequired" system.
903.2.1 Fire Sprinklers in Group A Occupancies	Modification	When fire sprinklers are required in a Group A occupancy located on a story other than the level of exit discharge, fire sprinklers must be installed on all stories leading to all levels of exit discharge that are used by the Group A occupancy.
903.2.1.6 Assembly Occupancies on Roofs	Addition	Fire sprinklers are now required on all floors between the occupied roof and the level of exit discharge when assembly uses occur on the rooftop of buildings and the occupant load exceeds 100 for Group A-2 or 300 for other Group A occupancies.
903.2.1.7 Multiple Group A Fire Areas	Modification	When multiple Group A-1, A-2, A-3 or A-4 fire areas share egress paths, the occupant load will be combined for determining if a fire sprinkler system is required. The occupant load threshold is 300 or more.
903.2.9 Commercial Motor Vehicles - Fire Sprinkler Requirements	Clarification	This code change provides a specific definition for commercial motor vehicles, which is applicable when the fire code official is determining whether a fire sprinkler system is required in specific occupancies.
903.2.11.2 Buildings 55 Feet or More in Height - Sprinklers Required	Clarification	This section has been revised to clarify how the height of a building is to be measured and that the section applies to buildings that have one or more stories. The exception for airport control towers has been deleted.
903.3.1.1.1 Exempt Locations - Sprinklers Not Required When Automatic Fire Detection System is Provided	Modification	This change introduces the concept of Machine Room-less elevators (MRLs) to the IFC and provides correlation with ASME A17.1-2007/CSA B44-07. In the 2012 code, sprinkler exemptions are currently provided for elevator machine rooms and machinery spaces. This change expands the exemption to the control rooms and control spaces associated with occupant evacuation elevators. Additionally, the code has been changed regarding area smoke detection and fire command center requirements to reflect the defining of elevator control rooms and control spaces.

908.3.1.1.2 Bathrooms Exempt from Sprinkler Requirements	Addition	This new section provides criteria for not installing sprinklers in bathrooms of specific Group R occupancies.
908.3.1.2 NFPA 13A Sprinkler System	Clarification	This change correlates Group R limitations on height with the scope of NFPA 13A.
908.3.1.2.2, 1027.6, 1104.22 NFPA 13R Sprinkler Systems - Open-Ended Corridors (Brezeeways)	Addition	The intent of Section 908.3.1.2.2 is to clarify that when an NFPA 13R sprinkler system is used, additional heads are required in the open-ended corridor (brezeaway). An associated change is in Section 1027.6 for exterior stairways and ramps. To correlate the open-ended corridor concept in existing buildings with these changes, Section 1104.22 has been changed through the deletion of exception 1, which allows the open-ended corridor criteria to dictate the solution.
908.3.8 Limited Area Sprinkler Systems	Modification	This change reduces the number of sprinkler heads that can be used in a limited area sprinkler system from 20 heads to 6 heads. This change provides additional criteria regarding the use of these systems.
904.2, 904.11 Automatic Water Mist Systems	Addition	This change recognizes automatic water mist systems as an alternative, on a limited basis, to automatic fire sprinkler systems. Automatic water mist systems are most commonly used for special protection applications for special hazard applications such as computer room subfloors and machinery spaces.
904.13 Domestic Cooking Systems in Group I-2, Condition 1 Occupancies	Addition	UL 300A has been added to the IFC, and the new definition of Institutional Occupancy Group 2, Condition 1 (Nursing Homes, Assisted Living, etc.) from the IBC for an extinguishing system within the domestic cooking hood of such occupancy has been incorporated.
907.1.2 Fire Alarm Shop Drawings - Design Minimum Audibility Level	Addition	The fire alarm designer is now required to provide the design minimum audibility level for occupant notification, and the phrase "where applicable" has been added to the changing statement to clarify that not all items shown in the list may be applicable for every installation.
907.2.3 Group E Manual Fire Alarm System	Modification	The threshold for requiring a manual fire alarm system has been raised from 30 occupants to 50. The emergency voice/alarm communication system requirement has been raised to 100 occupants.
907.2.6, 907.5.2.1, 907.5.2.3 Fire Alarm and Detection Systems for Group I-2 Condition 2 Occupancies	Clarification	The change to 907.2.6 Exception 2 links the use of "private mode" signaling under NFPA 72 to the fire safety and evacuation plan requirements of Chapter 4. Section 907.5.2.1 has been revised to allow the use of a private mode audible alarm in critical care areas. Section 907.5.2.3 has been revised to allow for the substitution of an audible alarm for a visual alarm in critical care areas.
907.2.9.3 Fire Alarm and Detection System for Group R Colleges and University	Clarification	The addition of the language "occupancies operated by a college or university for student or staff housing" is intended to clarify this section and the requirement for automatic smoke detection.
907.2.11.3, 907.2.11.4 Smoke Alarms near Cooking Appliances and Bathrooms	Addition	This new section provides designers, plan examiners and field inspectors with criteria for locating smoke alarms in relation to cooking appliances and bathrooms. By properly locating smoke alarms, the number of nuisance alarms may be reduced.
907.2.11.7 Smoke Detection System	Addition	This new section provides an option for using a smoke-detection system in lieu of single-station and multiple-station alarms in Groups R-2, R-3, R-4 and I-1.
907.2.14 Fire Alarm and Detection Systems for Airiums	Clarification	This change clarifies that smoke detection in airiums is to be based on the rational analysis prescribed in Section 908.4 and that a generic requirement for installation of smoke detection is not necessarily warranted.
907.2.22.1, 907.2.22.2 Smoke Detection for Airport Traffic Control Towers	Addition	This new section provides specific criteria regarding smoke detector locations in airport traffic control towers. A different criterion is used depending on whether or not the airport traffic control tower has single or multiple exits and if it is sprinklered.
908.4.7 Smoke Control System Interaction	Addition	This new section requires the analysis of multiple mechanical smoke control systems. Buildings using smoke control systems may have more than one type of smoke control system, and the interactions of these systems must be evaluated in the design.
908.6.3 Smoke Control Systems - Pressurized Stairways and Elevator	Addition	This section has been added for clarification of the responsibility and authority between the fire code official and the building official in relation to smoke control systems.
908.12.1, 908.20.6 Verifications of Mechanical Smoke Control Systems	Modification	This modification allows the fire code official the discretion to bypass individual components from the weekly preprogrammed smoke control verification testing. It further requires testing of all bypassed components on a semiannual basis.
908.21 Elevator Hoistway Pressurization Alternative	Addition	This change provides the option of pressurizing the elevator hoistway in lieu of enclosing the elevator lobby. The entire section has been added to the IFC to facilitate coordination between code officials. Additionally, four exceptions have been added to the pressurization requirements that in effect provide an alternative way for the smoke control system to be designed.
910 Smoke and Heat Removal	Modification	This section has been extensively rewritten as a result of the work done by the Code Technology Committee and specifically the Roof Vent Study Group. It provides direction on Group F-1 and S-1 occupancies greater than 50,000 square feet of undivided area and high-galied combustible storage. Criteria for using either smoke and heat vents or mechanical smoke removal are provided.
918.2.2 Electric Circuits Supplying Fire Pumps	Addition	This new provision references UL Standard 2196, which provides for survivability of fire pump power-supply wiring.
918 Carbon Monoxide Detection	Modification	The requirements for carbon monoxide detection have been completely rewritten to clarify the provisions, relocated to a new Section 918, and expanded to address classrooms in Group E occupancies.
Chapter 10 Means of Egress	Modification	The chapter has been reformatted with the provisions for egress requirements from a space or story being consolidated into a new Section 1006 and a new Section 1007.

1004.1.1 Cumulative Occupant Loads	Modification	The determination of the cumulative design occupant load for intervening spaces, adjacent levels and adjacent stories has been clarified and combined into a single section. A subsection has been added to address egress from adjacent stories to clarify that the number of occupants from adjacent stories are not added together unless there is a convergence of egress at an intermediate level by occupants leaving a story from above and below that point.
Table 1004.1.2 Occupant Load Factors	Modification	This change has revised the occupant load factor and created one factor for all floors.
1006, 1007 Numbers of Exits and Exit Access Doorways	Modification	This modification has consolidated the egress requirements for rooms and spaces along with those for stories into a single location. It has also created a single section to deal with the number of exits (Section 1006) and a separate section (Section 1007) to deal with the arrangement and separation requirements.
1007.1 Exit and Exit Access Doorway Configuration	Modification	This section now provides specific information regarding the point where exit separation is to be measured. Where three or more means of egress are required, the code restores performance language to ensure the egress paths are adequately separated.
1009.8 Two-Way Communication	Clarification	This change clarifies that a two-way communication system may serve multiple elevators and that the systems are not required at service elevators, freight elevators, or private residence elevators.
1010.1.9 Door Operations - Locking Systems	Modification	Numerous revisions throughout these locking provisions help clarify requirements and their application by using consistent terminology. These changes allow an existing locking system exception for main doors that are not located at the exterior of the building.
1011.15, 1011.16 Ship Ladders and Ladders	Addition	This section has been added to list the locations where ladders can be used for access. Permanent ladders must follow the construction requirements from the IMC in order to provide consistent installation and a safe usable ladder.
1014.8 Handrail Projections	Modification	This section now provides guidance and enforceable language so the building official can determine when a pair of intermediate handrails begins to obstruct the required egress width of a stairway. This helps to clarify when the width of the stair must be increased due to the two intermediate handrails reducing the available egress width.
1016.2 Egress through Intervening Spaces	Modification	This modification allows occupant egress through an elevator lobby provided access to at least one exit is available without the occupant passing through the lobby. It addresses the extent of the required elevator lobby protection.
1017.2.2 Travel Distance Increase for Group F-1 and S-1 Occupancies	Modification	This modification allows an increased exit access travel distance within Group F-1 or S-1 occupancies meeting specific requirements. Also, it restores a travel distance that was allowed in the 2009 code but not allowed in the 2009 or 2012 editions.
1018.3, 1018.5 Aisles	Modification	The required width of aisles in Groups B and M occupancies as well as aisles in other occupancies are now tied to the widths required for corridors and not just to the capacity based on the occupant load served.
1020.2 Corridor Width and Capacity	Clarification	A new exception helps to clarify the width requirements for corridors within Group I-2 occupancies for areas where bed or stretcher movement is not necessary.
1023.3.1 Stairway Extension	Modification	An interior exit stairway is now permitted to continue directly into an exit passageway without the need for a fire door assembly to separate the two elements.
1029.13.2.2 Stepped Aisle Construction	Modification	This new section limits the variation allowed between adjacent risers within a stepped aisle. The previous code did not limit the variation for these risers.
1103.4.1 Vertical Openings in Existing Group I-2 and I-3 Occupancies	Modification	Structive construction of a 1-hour fire-resistance-rated separation is now required in existing hospitals and jails to protect vertical openings. Alternatives have been included that can be used in lieu of the separation to mitigate the hazard created by the vertical openings.
1103.7.6 Manual Fire Alarm System in Existing Group R-2 Occupancies	Modification	The installation of interconnected smoke alarms within dwelling units along with fire-resistance-rated separation of dwelling units is allowed as an alternative to the retroactive installation of a manual fire alarm system throughout the building in existing Group R-2 occupancies.
1105 Construction Requirements for Existing Group I-2 Occupancies	Addition	Retractive construction requirements have been added to the IFC to provide a minimum level for fire and life safety in existing Group I-2 occupancies.
2307.4 LP-gas Dispensing Operations	Modification	LP-gas requirements have been revised to improve correlation with other industry standards and to allow self-service LP-gas refueling by the public.
3103.9.1 Structural Design of Multistory Tents and Membrane Structures	Addition	Temporary multistory tents and membrane structures are now required to comply with the structural requirements in the IBC.
3105 Temporary Stage Canopies	Addition	Temporary stage canopies are now permitted and regulated under Chapter 31 and must have a structurally sound design.
3203.2 Class I Commodities	Modification	A building containing Class I commodities stored on plastic pallets will now require a fire sprinkler system to be designed based on the NFPA 13 sprinkler criteria. The allowance to include any solid-deck polyethylene pallets as acceptable for Class I commodities has NFPA 13 provisions are now referenced to address the use of plastic pallets in high-piled combustible storage. Plastic pallets can affect the classification of the commodity.
3203.4.1 Plastic Pallets Used in High-piled Combustible Storage	Modification	Specific limitations are now provided for dead-end aisles in high-piled combustible storage areas. These limitations are more restrictive than the common path of egress travel limitations due to hazards associated with high-piled combustible storage.
3206.3.3 Dead-end Aisles in High-piled Combustible Storage	Clarification	Safety requirements for the purging and cleaning of flammable gas piping systems have been added to the 2015 IFC.
3306.2 Cleaning with Flammable Gas	Addition	Requirements for hot work on tanks containing flammable and combustible liquids is now included in the 2015 IFC.
3504.1.7 3510 Hot Work on Flammable and Combustible Liquid Storage Tanks	Addition	

Table 5003.1.1 Maximum Allowable Quantities of Hazardous Material	Modification	Table 5003.1.1(4) contains several revisions affecting consumer fireworks, combustible fibers, unstable reactive materials, alcohol-based hand rubs and gas rooms.
5101.4, 5104 Plastic Aerosol Containers	Modification	Aerosol products are now allowed in plastic containers up to 33.8 fluid ounces, or 1 liter, in size. Specific product criteria must be met if the plastic containers exceed 4 fluid ounces.
5307 Carbon Dioxide (CO ₂) Systems Used in Beverage Dispensing Applications	Addition	Large refrigerated carbon dioxide systems create a life safety hazard. Regulation of these systems is now included in the 2015 IFC.
5704.2.9.7.3 Flame Arresters on Protected Above-Ground Storage Tanks	Deletion	Flame arresters or pressure-vacuum (P-V) breather valves are no longer required on all protected above-ground storage tanks, only those containing Class I flammable liquids.
5808 Hydrogen Fuel Gas Rooms	Addition	Requirements applicable to a hydrogen fuel gas room have been included in the IFC, providing correlation with industry standards.
Appendix B, B105 Fire-Floor Requirements for Buildings	Modification	Criteria have been added to Appendix B that specify the amount of reduction available for each type of fire sprinkler system and establish the method for determining the minimum water supply requirement and duration based on the reduced fire-flow requirement.
Appendix C: Fire Hydrant Locations and Distribution	Modification	The revisions to Appendix C provide refinement of the fire hydrant spacing requirements and add footnotes that increase hydrant spacing based on the installation of an automatic sprinkler system.
Appendix K Construction Requirements for Existing Ambulatory Care Facilities	Addition	The new Appendix K addresses retroactive construction requirements for existing Ambulatory Care Facilities. The appendix requirements are in addition to the retroactive construction requirements in IFC Chapter 11.
Appendix L: Fire Fighter Air Replenishment Systems	Addition	This new appendix provides criteria for the design, installation and testing of Fire Fighter Air Replenishment Systems (FARS) for use during firefighting operations. DO NOT ADOPT THIS ONE - APPENDIX L
Appendix M Retroactive Installation of Fire Sprinklers in Existing High-Rise Buildings	Addition	An automatic fire sprinkler system is required to be retroactively installed in existing high-rise buildings.