



"City of Choice"

City Council Meeting
6:30pm - 10:30pm

Tuesday, November 12, 2024, 6:30 PM

Est. Duration: 3 hr 40 min

200 S. Main St.

Cibolo, Texas 78108

1. Call to Order

As the presiding officer over this meeting, one of my duties is to maintain an appropriate and professional atmosphere to conduct the business of the city. Statements made during the meeting, no matter to whom they are directed, must be made with the utmost respect and dignity of others. It has become apparent that when anyone during a meeting speaks in a manner other than with dignity and respect of others it distracts from and interferes with the Council's efforts to conduct city business in an efficient and effective manner. Such conduct during our meetings, will be admonished, called "out of order", and the speaker will lose the floor. Any repeated conduct by a City Councilmember at the same meeting will result in that person losing the eligibility to be recognized to speak beyond one minute per any item on the agenda, other than to make a motion, second a motion or participate in a voice vote on any item.

2. Roll Call and Excused Absences

2A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Presentation of Awards/Recognitions

5A. Presentation from the Sons of the American Revolution - Law Enforcement Commendation Medal. (Mr. Moravits)

5B. Presentation from the TML Risk Pool Road Ready Program. (Mr. Huggins)

6. Proclamations

6A. Proclamation for Municipal Courts Week. (Ms. Avila and Ms. Shimohata)

6B. Proclamation for National American Indian Heritage Month. (Mr. Boyle)

6C. Gamma Alpha Chi Zeta Chapter Prematurity Awareness Proclamation. (Dr. Simpson-Thomas and Ms. Hendricks)

6D. Proclamation for Santa Claus Lane. (Mr. Huggins)

7. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

8. Consent Agenda - Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Council member so requests, in which case the item will be removed from the consent agenda and will be considered as part of the order of business.)

8A. Approval of the minutes of the Regular City Council Meeting held on October 29, 2024.

8B. Approval of the minutes of the Special City Council Meeting held on October 30, 2024.

9. Staff Update

9A. Administration

- a. Recruitment Update (PW Director and Director of Planning and Economic Development)
- b. Cibolofest 2025 Announce Date - October 18th, 2025
- c. Employee Holiday Lunch and Employee Awards - Thursday, December 5th
- d. Tree Lighting - Saturday, November 30th (Includes City Market Day and National Small Business Day)
- e. Holiday Parade - Saturday, December 14th
- f. CIP Updates
- g. Capital Improvement Program - Updates on Projects
- h. RFP, RFQs, and RFBs

9B. Police Department

9C. Animal Services

10. Ordinances

10A. Approval/Disapproval of an Ordinance of the City of Cibolo amending the Investment Policy of Cibolo and appointing the City's Investment Officers. (Ms. Miranda)

10B. Approval/Disapproval of an Ordinance of the City of Cibolo for a Conditional Use Permit (CUP) request to allow an Accessory Living Quarters use in a Manufactured Home District (MH-1) for certain real property located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC. (Mr. Spencer)

10C. Approval/Disapproval of an Ordinance of the City of Cibolo for a Conditional Use Permit (CUP) request to allow Local Convenience Store with Fuel Sales (larger than 5,000 square feet) use in a General Commercial District (C-4) for certain real property located at 12880 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26 AC. (Mr. Spencer)

10D. Approval/Disapproval of an Ordinance of the City of Cibolo amending Chapter 58, Signs, of the City of Cibolo Code of Ordinances. (Mr. Spencer)

10E. Approval/Disapproval of an Ordinance of the City of Cibolo adopting the 2021 Building Codes, 2021 International Fire Code & 2023 National Electric Code. (Mr. Hanson)

11. Discussion/Action

11A. Discussion/Action regarding a Comprehensive Sign Program application for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6, LOT 62R, 0.59 AC. (Mr. Spencer)

11B. Discussion/Action regarding the acceptance of a Pedestrian/Sidewalk Easement for certain real property located at 18196 Ripps Kreuzler, legally described as Lot 1, Block 1, Cibolo Crossing Multi-Family Subdivision. (Mr. Spencer)

11C. Discussion/Action and authorization for the City Manager to complete the purchase order for One (1) Pierce Enforcer Pumper from Siddons-Martin Emergency Group for \$1,090,260. (BuyBoard 746-24). (Chief Troncoso)

11D. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Steele Creek Unit 5 Subdivision. (Mr. Otto)

11E. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Mesa Western Unit 1 Subdivision. (Mr. Otto)

11F. Discussion/Action on submitting a grant application to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program to include two police officers and associated cost to create a Street Crimes Unit and Flock Safety Automated License Reader (ALPR) Technology to assist the department in its endeavor to reduce crime. (Chief Andres)

11G. Discussion/Action to approve a Contract with D&S Concrete Contractors for the Deer Creek Drainage Repair and Stabilization and to authorize the City Manager to execute the agreement in the amount of Four Hundred Twenty-Five Thousand, Four Hundred Twelve Dollars and Zero Cents (\$425,412). (Mr. Gomez)

11H. Discussion/Action to approve a Purchase Order with Brauntex for Asphalt in the amount of Two Hundred Thousand Dollars (\$200,000). (Mr. Gomez)

11I. Discussion/Action authorizing the City Manager to execute a Purchase Order from Asphalt Zipper Inc for a new Asphalt Zipper in the amount of Three Hundred Eleven Thousand, Five Hundred Sixty Dollars and Zero Cents (\$311,560.00). (Mr. Gomez)

11J. Discussion/Action to authorize the City Manager to execute Purchase Order from Holt Truck Centers for a new 13yd International Dump Truck in the amount of One Hundred Fifty-One Thousand, Seventy-Seven Dollars and Sixty Cents (\$151,077.60). (Mr. Gomez)

11K. Discussion/Action authorizing the City Manager to execute Purchase Order from Pro Structures for a new 100x50 Metal Storage Building in the amount of Eighty-Four Thousand, Five Hundred Ninety-Two Dollars and Forty Cents (\$84,592.40). (Mr. Gomez)

11L. Discussion/Action authorizing the City Manager to execute a Purchase Order from Tellus Equipment Services for a new John Deere 5075E Cab Utility Tractor/John Deere FC 10R Flex Wing Rotary Cutter in the amount of Sixty Thousand Six Hundred Sixty-Three Dollars and Eighty-Two Cents (\$60,663.82). (Mr. Gomez)

11M. Discussion/Action authorizing the City Manager to execute a Purchase Order from Tellus Equipment Services for a new John Deere 5100E Cab Tractor/John Deere FC 15M Flex Wing in the amount of Seventy-Seven Thousand Five Hundred Three Dollars and Fifty-Nine Cents (\$77,503.59). (Mr. Gomez)

11N. Discussion/Action authorizing the City Manager to execute a Purchase Order from Tellus Equipment Services for a new John Deere 335P Compact in the amount of Sixty-Three Thousand One Hundred Fifty-Five Dollars and Ten Cents (\$63,155.10). (Mr. Gomez)

11O. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

11P. Discussion on items the City Council would like to see on future agendas. (Council)

11Q. Discussion on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date, and place of additional special meetings or workshops. (Ms. Cimics)

12. Executive Session

The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney to discuss the following:

12A. The duties of the City Manager and the evaluation process and timeline for the City Manager/ City Attorney/City Secretary. (Councilman Benson/Councilman Hicks)

12B. Code of Conduct/Code of Ethics (Councilwoman Sanchez-Stephens)

12C. City Attorney's appointment, employment, evaluation, reassignment, duties, discipline, dismissal, or to hear a complaint or charge against the City Attorney. To address an RFP for legal services and/or appointment of an interim or new City Attorney. (Councilwoman Cunningham)

13. Open Session

The City Council will reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

13A. Executive Session Action

14. Adjournment

14A. Adjourn Meeting

This Notice of Meeting is posted pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on



City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____ 2024.

Name and Title

Date Posted: November 6, 2024



City Council Regular Meeting Staff Report

A. Proclamation for Municipal Courts Week. (Ms. Avila and Ms. Shimohata)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Proclamations Item: 6A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Municipal Courts Week November 2024.pdf](#)



Proclamation by the Mayor of the City of Cibolo to all to whom these presents shall come:

Designation of November 4-8 as Municipal Courts Week

WHEREAS, the Municipal Court of Cibolo is a time honored and vital part of local government; and

WHEREAS, more people, citizens and non-citizens alike, come in personal contact with municipal courts than all other Texas courts combined; and

WHEREAS, public impression of the entire Texas judicial system is largely dependent upon the public's experience in municipal court; and

WHEREAS, Municipal Judges and court support personnel have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and conform to the standards set by the Canons of Judicial Conduct; and

WHEREAS, the Municipal Courts play a significant role in preserving the quality of life in Texas communities through the adjudication of traffic offenses, ensuring a high level of traffic safety for our citizens; and

WHEREAS, the Municipal Courts serve as the local justice center for the enforcement of local ordinances and fine-only state offenses that protect the peace and dignity of our community; and

WHEREAS, the Municipal Judges and Clerks continually strive to improve the administration of justice through participation in judicial education programs, seminars, workshops and the annual meetings of their state and local professional organizations; and

THEREFORE, it is most appropriate that we recognize the accomplishments of the Texas Municipal Courts, and salute their critical role in preserving public safety, protecting the quality of life in Texas communities, and deterring future criminal behavior,

NOW, I, MARK ALLEN, MAYOR OF CIBOLO, TEXAS, on behalf of staff and all citizens, do hereby recognize November 4-8 as Municipal Courts Week in the City of Cibolo and further extend appreciation to our Municipal Judge and court support personnel for the vital services they perform and their exemplary dedication to our community. I call upon all residents of Cibolo to join with the City Council in recognizing the vital service they provide and their exemplary dedication to the communities they represent.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of The City of Cibolo to be affixed at Cibolo on this the 12th day of November 2024.

Mark Allen, Mayor
City of Cibolo



City Council Regular Meeting Staff Report

B. Proclamation for National American Indian Heritage Month. (Mr. Boyle)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Proclamations Item: 6B.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[American Indian Heritage November 2024.pdf](#)



***Proclamation by the Mayor of the City of Cibolo designating November as
National American Indian Heritage Month***

WHEREAS, the Americans we know as American Indians and Native Americans were the first explorers and settlers of the areas that now make up the United States. Mountain and river, lake and valley, State and county, trail and town across the land bear Indian names; they are lasting reminders of the presence and the significance of American Indians not just in our geography but throughout the whole of American history. Indigenous peoples' history in the United States is defined by strength, survival, and a deep commitment to and pride in their heritage, right to self-governance, and ways of life; and

WHEREAS, many of the foods we eat and the medicines and remedies we use were introduced by Indians, and more than one highway follows an Indian trail. Indians make contributions in every area of endeavor and American life, and our literature and all our arts draw upon Indian themes and wisdom. Countless American Indians have served in our Armed Forces and have fought valiantly for our country. All Americans are grateful for these lasting contributions; and

WHEREAS, we look to the future with the expectation of even stronger tribal governments and lessened Federal control over tribal government affairs. We look to a future of development of economic independence and self-sufficiency, and an enhanced government-to-government relationship that will allow greater Indian control of Indian resources; and

WHEREAS, during the Thanksgiving season, generations of Americans have been reminded of the early friendship of the Pilgrims and American Indians. We give thanks to God for the friendship, cooperation, and brotherhood between American Indians and other Americans, as we thank Him for all the many blessings He bestows on us. We thank Him for all that American Indians and Native Americans have meant and continue to mean to American life; and

WHEREAS, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Indian Heritage Month; and

NOW, THEREFORE I, MARK ALLEN, MAYOR OF CIBOLO, TEXAS, on behalf of the Cibolo City Council, staff and all citizens, do hereby recognize November as National American Indian Heritage Month. I encourage all residents of Cibolo to learn about the rich history and culture of the Native American people.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of The City of Cibolo to be affixed at Cibolo on this the 12th day of November 2024.

Mark Allen, Mayor
City of Cibolo



City Council Regular Meeting Staff Report

C. Gamma Alpha Chi Zeta Chapter Prematurity Awareness Proclamation. (Dr. Simpson-Thomas and Ms. Hendricks)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Proclamations Item: 6C.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[ZPB- Gamma Alpha Chi Zeta Chapter Proclamation-Prematurity Awareness 2024.pdf](#)



Proclamation by the Mayor of the City of Cibolo designating November as Prematurity Awareness Month and November 17th as Prematurity Awareness Day

WHEREAS: Zeta Phi Beta Sorority, Incorporated, celebrates 104 years of public service, having been founded on January 16, 1920, on the campus of Howard University in Washington, D.C. with the principles of Scholarship, Service, Sisterhood and Finer Womanhood.

WHEREAS: Zeta Phi Beta Sorority, Inc., Gamma Alpha Chi Zeta Chapter was chartered in South-Central Texas serving the Caldwell, Comal, Guadalupe and Hays Counties on December 8, 2020, by Robin Adams-Massenburg, Cynthia Bell, Rose Brooks, Dr. Dana Fitzpatrick, Dr. Shanae Riley, Donna Sheffield Autry, Dena Short and Dr. Shakyra Simpson-Thomas.

WHEREAS: Zeta Phi Beta Sorority, Inc., upholds the belief that elitism and socializing should not overshadow an organization's mission to address societal mores, ills, prejudices, poverty, and health concerns of the day.

WHEREAS: Zeta Phi Beta Sorority, Inc., is a community-conscious, action-oriented organization and calls all Zetas to action at local, state, and national levels.

WHEREAS: Zeta Phi Beta Sorority, Inc. conducts its programs and service initiatives under the umbrella of Zetas Helping Other People (Z-HOPE), with one of our long-standing initiatives being Prematurity Awareness and our partnership with the March of Dimes. Zeta Phi Beta Sorority, Inc., has been a proud national program partner with the March of Dimes for over 50 years. The March of Dimes officially launched their Prematurity Campaign on January 30, 2003. November is Prematurity Awareness Month®, and November 17th is World Prematurity Day. The first international awareness day for preterm birth was held on November 17, 2008, and since 2011, it has evolved into a worldwide annual observance recognized as World Prematurity Day. Parent groups, families, health professionals, politicians, hospitals, and organizations, such as Zeta Phi Beta Sorority, Inc., get involved in preterm birth and observe this day with media campaigns, local events and other activities conducted on local, regional, national or international levels to raise awareness among the public. Zeta Phi Beta Sorority, Incorporated, and March of Dimes (MOD) fight for the health of all moms and babies.

NOW, THEREFORE, I, Mark Allen, Mayor of the City of Cibolo, Texas, do hereby proclaim the month of November 2024, as Prematurity Awareness Month and November 17, as Prematurity Awareness Day in Cibolo, Texas and encourage all citizens to recognize Prematurity Awareness and join Zeta Phi Beta Sorority, Inc., Gamma Alpha Chi Zeta Chapter and the March of Dimes's Prematurity Awareness® movement to confront, fight and most importantly, to remind the public that premature birth is a crisis and to bring people together to help give all babies their nine months.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Cibolo to be affixed on this the 12th day of November 2024.

Mark Allen, Mayor
City of Cibolo



City Council Regular Meeting Staff Report

D. Proclamation for Santa Claus Lane. (Mr. Huggins)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Proclamations Item: 6D.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Proclamation Santa Claus Lane Nov 2024.pdf](#)



PROCLAMATION

SANTA CLAUS LANE

WHEREAS, the City of Cibolo, Texas, in Guadalupe County celebrates the season with an annual Tree Lighting and a special appearance from Santa Claus; and

WHEREAS, the Cibolo Downtown Market supports small locally owned businesses and will be in conjunction with the Tree Lighting; and

WHEREAS, the downtown atmosphere will be of good cheer; and

WHEREAS, Santa Claus brings joy and happiness to so many children and families; and

WHEREAS, Santa Claus called the Mayor of Cibolo requesting that he travel down an actual "Santa Claus Lane"; and

WHEREAS, the City of Cibolo does not want to be placed on Santa's "naughty" list; and

WHEREAS, we encourage citizens to shop the Cibolo Downtown Market, enjoy the entertainment, and celebrate Santa's arrival.

NOW, THEREFORE, I, Mark Allen, Mayor of the City of Cibolo, in the State of Texas, do hereby proclaim, November 30, 2024, in Cibolo, Texas, that Main Street from Loop 539 to Pfeil Road to be officially changed to

SANTA CLAUS LANE

so, the City of Cibolo will stand in proper relations with Santa Claus and remain on his "good" list.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the seal of the City of Cibolo to be affixed this 12th day of November, 2024.

Mark Allen, Mayor
City of Cibolo



City Council Regular Meeting Staff Report

A. Approval of the minutes of the Regular City Council Meeting held on October 29, 2024.

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[102924 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
October 29, 2024
6:30 p.m. to 10:00 p.m.

MINUTES

1. Call to Order – Mayor Allen called the meeting to order at 6:30 p.m.

As the presiding officer over this meeting, one of my duties is to maintain an appropriate and professional atmosphere to conduct the business of the city. Statements made during the meeting, no matter to whom they are directed, must be made with the utmost respect and dignity of others. It has become apparent that when anyone during a meeting speaks in a manner other than with dignity and respect of others it distracts from and interferes with the Council’s efforts to conduct city business in an efficient and effective manner. Such conduct during our meetings, will be admonished, called “out of order”, and the speaker will lose the floor. Any repeated conduct by a City Councilmember at the same meeting will result in that person losing the eligibility to be recognized to speak beyond one minute per any item on the agenda, other than to make a motion, second a motion or participate in a voice vote on any item.

2. Roll Call and Excused Absences – Members Present: Mayor Allen, Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks; Members Absent: Councilman Benson. Councilman Hicks made the motion to excuse the absence of Councilman Benson. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

3. Invocation – Invocation was given by Councilman Hicks.

4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.

5. Proclamation

A. Proclamation for National First Responders Day.

Councilwoman Cunningham read the proclamation for National First Responders Day.

6. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be

addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. **This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email pcimics@cibolotx.gov and ychapman@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

The following individuals spoke during this item: Dr. Vazquez stated that he was the President of the Schertz, Cibolo Cemetery Committee. They are having an open house and would like to invite the Mayor and Councilmembers to this event. They will be dedicating a historic plaque and a memorial to the children buried in the cemetery. Mr. Kiolbassa spoke on the gas station that wants to be built on IH-10 and Zuehl Rd. He stated he was concerned as he has not seen anything on this project. Mr. Kiolbassa was concerned about the potential of truck traffic. He also was concerned about the speed cars during shift change at the Asian Plant. Would like to see signs or speed bumps to slow the traffic down. Mr. Paez concerns were similar to Mr. Kiolbassa. The noise and safety were a big concern as his property backs up to this potential business. He did want to know if a wall would be required to be built to buffer the noise. Mr. Paez was also concerned about the lighting since this would be a 24hr operation. Mr. McGlothin spoke and thanked everyone that had come out to vote in the election so far. He also spoke on the garage sale signs. Mr. McGlothin stated this has never been an issue and would like to see this permit removed. Ms. Titterington from the Chamber spoke on events and ribbon cuttings in Cibolo. The next Chamber meeting is in November and will be the last meeting of the year. The Chamber is also working on the agenda to take to Austin on bills the cities would like to bring forward this coming year.

7. Public Hearing

- A. Conduct a public hearing regarding a Conditional Use Permit (CUP) request to allow an Accessory Living Quarters use in a Manufactured Home District (MH-1) for certain real property located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC.

Mayor Allen opened the public hearing at 6:51 p.m. Ms. Padilla Barajas spoke for her father who is the owner of the property. She stated that they were not in the city limits when they received the rezoning. At that time, they thought they were grandfathered. During the permit process they found out they were required to get a Conditional Use Permit (CUP). No one else wish to speak on this subject and Mayor Allen closed the public hearing at 6:57 p.m.

- B. Conduct a public hearing regarding a Comprehensive Sign Program application for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6, LOT 62R, 0.59 AC.

Mayor Allen opened the public hearing at 7:00 p.m. No one wish to speak, and the public hearing was closed by Mayor Allen at 7:01 p.m.

- C. Conduct a public hearing regarding a Conditional Use Permit (CUP) request to allow Local Convenience Store with Fuel Sales (larger than 5,000 square feet) use in a General Commercial District (C-4) for certain real property located at 12880 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26 AC.

Mayor Allen opened the public hearing at 7:06 p.m. No one spoke and Mayor Allen closed the public hearing at 7:06 p.m.

8. Consent Agenda – Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Council member requests, in which case the item will be removed from the consent agenda.)

A. Approval of the minutes of the Regular City Council Meeting held on October 15, 2024.

Councilman Hicks made the motion to approve the consent agenda. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

9. Staff Update

A. Administration.

- a. CIP Updates
- b. RFP, RFQs and RFBs
- c. Recap of the October 19th Town Hall

Mr. Reed briefed the council that Town Creek Trail Resolution would be on either the November or December agenda. CIP Updates: Town Creek Drainage project is 95% completed. Waiting installation of fencing. Lower Seguin Road Phase 1 first left completed and open to the public. Phase 2 began on August 23rd. Phase 3 tentatively scheduled for November 11th. Dean Road and Bolton Road – No new updates. Green Valley Road – Low Water Crossing Improvements. Project starting November 4th. Animal Care Facility modular building was delivered October 22nd. Portable kennel is scheduled for delivery the week of January 20th. Tolle Road – On-going coordination. Deer Creek Drainage – Award of Contract will be on the November 12th council agenda. FM1103 Phase II – All exceptions have been submitted to TxDOT for approval. RFP, RFQs, and RFBs – UDC Rewrite, RFP issued on October 11 with submittal deadline for November 11th. Expected award of contract in January by council. Old Town RFP issued on October 15th with submittal deadline of November 15th. Expected award of contract by council in January. October 19th Town Hall had a good turnout. Appreciated the City Council members that attended.

B. Fire Department

10. Ordinances

A. Approval/Disapproval of an Ordinance of the City of Cibolo amending the Sign Ordinance to remove the requirement for residential event signs to receive a no-fee permit.

Councilman Hicks made the motion to approve an Ordinance of the City of Cibolo amending the Sign Ordinance to remove the requirement for residential event signs to receive a no-fee permit. The motion was seconded by Councilman Roberts. For: All; Against: None. The motion carried 6 to 0.

11. Resolutions

A. Approval/Disapproval of a Resolution of the City of Cibolo authorizing the submission of a grant application to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program and agreeing to designate an official to administer the grant.

Councilman Hicks made the motion to approval a Resolution of the City of Cibolo authorizing the submission of a grant application to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program and agreeing to designate an official to administer the grant. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 6 to 0.

- B. Approval/Disapproval of a Resolution of the City of Cibolo relating to establishing the City’s intention to reimburse itself for prior expenditures from Tax-Exempt Bonds to be issued.

Councilman Roberts made the motion to approve a Resolution of the City of Cibolo relating to establishing the City’s intention to reimburse itself for prior expenditures from Tax-Exempt Bonds to be issued. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

12. Discussion/Action

- A. Discussion/Action for the purchase of two new Lawn Mowers and authorizing the City Manager to Execute Purchase Order from Hustler Turf for two (2) 104” Kawasaki Mowers in the amount of Fifty-Four Thousand Nine Hundred Ninety-Eight Dollars and Twenty Cents (\$54,998.20).

Councilman Hicks made the motion to approve the purchase of two new Lawn Mowers and authorizing the City Manager to Execute Purchase Order from Hustler Turf for two (2) 104” Kawasaki Mowers in the amount of Fifty-Four Thousand Nine Hundred Ninety-Eight Dollars and Twenty Cents (\$54,998.20). The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

- B. Discussion/Action of a Right of Way (ROW) License Agreement with Google Fiber to bring a high-speed fiber network to Cibolo and authorize the City Manager to execute the Agreement.

Councilman Hicks made the motion to approve the Right of Way (ROW) License Agreement with Google Fiber to bring a high-speed fiber network to Cibolo and authorize the City Manager to execute the Agreement. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

- C. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 1 Subdivision.

Councilman Hicks made the motion to approve the Final Plat of Homestead Cibolo Unit 1 Subdivision. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 6 to 0.

- D. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 2 Subdivision.

Councilman Hicks made the motion to approve the Final Plat of Homestead Cibolo Unit 2 Subdivision. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 6 to 0.

- E. Discussion/Action on the final FY24 Annual Report and the final FY25-FY27 Council Strategic Plan revision, including the public posting of these documents on the City’s website.

Councilwoman Cunningham made the motion to approve the final FY24 Annual Report and the final FY25-FY27 Council Strategic Plan revision, including the public posting of these documents on the City's website. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 6 to 0.

- F. Discussion/Action to authorize the City Manager to execute purchase order for Replacement Water Meters and Transponders as needed for ongoing water system maintenance with HydroPro Solutions, LLC., in the amount not to exceed Sixty-Five Thousand Dollars (\$65,000).

Councilman Hicks made the motion to authorize the City Manager to execute purchase order for Replacement Water Meters and Transponders as needed for ongoing water system maintenance with HydroPro Solutions, LLC., in the amount not to exceed Sixty-Five Thousand Dollars (\$65,000). The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

- G. Discussion/Action for the Purchase of Water Meters for New Water Service Inventory and authorizing the City Manager to execute Purchase Order for water meters from HydroPro Solutions, LLC., in an amount not to exceed One Hundred Thousand Dollars. (\$100,000).

Councilman Hicks made the motion to approve the Purchase of Water Meters for New Water Service Inventory and authorizing the City Manager to execute Purchase Order for water meters from HydroPro Solutions, LLC., in an amount not to exceed One Hundred Thousand Dollars. (\$100,000). The motion was seconded by Councilman Hetzel. For: All; Against: None. The motion carried 6 to 0.

- H. Discussion/Action to authorize the City Manager to execute a Contract with T Construction, LLC, for the FM 78 Water Main Extension in the amount of Three Hundred Twenty-Nine Thousand, One Hundred Sixty-Two Dollars and Zero Cents (\$329,162.00).

Councilman Hicks made the motion to authorize the City Manager to execute a Contract with T Construction, LLC, for the FM 78 Water Main Extension in the amount of Three Hundred Twenty-Nine Thousand, One Hundred Sixty-Two Dollars and Zero Cents (\$329,162.00). The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

- I. Discussion/Action to authorize the City Manager to execute a contract with PMGR Development Group Corporation for the Animal Care Facility site work in the amount of Three Hundred Thirty-Three Thousand, Six Hundred Eighty-Seven Dollars and Twenty-Seven Cents (\$333,687.27).

Councilwoman Cunningham made the motion to authorize the City Manager to execute a contract with PMGR Development Group Corporation for the Animal Care Facility site work in the amount of Three Hundred Thirty-Three Thousand, Six Hundred Eighty-Seven Dollars and Twenty-Seven Cents (\$333,687.27). The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

- J. Discussion/Action to waive all waivable confidentialities, including the attorney-client communications and attorney work-product privilege, applicable to the content of the Palm Field Subdivision and the 4164 Lower Seguin Rd Conditional Use Permit (CUP) Investigation.

Councilman Benson was unable to attend this meeting and sent an email to be read on this item. The email was read by the City Secretary's office stating he was in favor of approving this item. Mayor Allen stated that council will add this item to the executive session for further discussion.

- K. Discussion on a temporary Traffic Control Measure on Green Valley Road at Elaine Schlather Drive.

Councilwoman Sanchez-Stephens explained to council and staff what she was trying to do with the traffic measures in this area. She was looking at the same configuration as they had previous before it was removed. After some discussion it was decided that this would be brought back to council with some designs for council to consider.

- L. Discussion from Councilmembers that have attended seminars, events, or meetings.

Councilman Hicks stated that he attended the Domestic Violence Vigil last night and also Commissioners Court. Councilman Hetzel attended Shred Day and the Domestic Violence Vigil. Councilwoman Sanchez-Stephens attended Shred Day and the Domestic Violence Vigil. Councilwoman Cunningham attended meeting with young Girl Scouts speaking on government. She also attended Shred Day, the Domestic Violence Vigil, and a customer contest at the Noble Group. Councilman Roberts attended a meeting with an individual that is looking at bringing a Cibolo League to the city.

- M. Discussion on items the City Council would like to see on future agendas.

Councilwoman Cunningham would like to see an update from TxDOT on Phase 1 of FM 1103 and the traffic lights at Steele High School. Councilwoman Sanchez-Stephens would like a discussion on a traffic count for Cibolo Valley Drive and Everyday Way.

- N. Discussion on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date, and place of additional special meetings or workshops.

Ms. Cimics reminded everyone that the canvassing of the ballots is not listed on the November calendar. Once the date is set council will receive a calendar invite.

13. Executive Session

The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney and Section 551.087 Economic Development to discuss the following:

- A. Project SPUR (Ms. Ellis)
- B. Code of Conduct (Councilwoman Sanchez-Stephens)
- C. The duties of the City Manager and the evaluation process and timeline for the City Manager/ City Attorney/City Secretary. (Councilman Benson/Councilman Hicks)
- D. To waive all waivable confidentialities, including the attorney-client communications and attorney work-product privilege, applicable to the content of the Palm Field Subdivision and the 4164 Lower Seguin Rd Conditional Use Permit (CUP) Investigation. (This item is item 12J that the Mayor moved to executive session for discussion.

Council convened into Executive Session at 8:31p.m. to discuss the above items.

14. Open Session

The City Council will reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

Council reconvened into Regular Session at 9:44 p.m.

No action was taken on 13A and 13C. Item 13B was not discussed and was postponed to the November meeting. Item 13D (12J) Councilman Hicks made the motion to waive all waivable confidentialities, including the attorney-client communications and attorney work-product privilege, applicable to the content of the Palm Field Subdivision and the 4164 Lower Seguin Rd Conditional Use Permit (CUP) Investigation and for the City Manager to work on a solution for Palm Field Subdivision. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 6 to 0.

15. Adjournment

Councilman Hicks made the motion to adjourn the meeting at 9:46 p.m. The motion was seconded by Councilman Roberts. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 12TH DAY OF NOVEMBER 2024.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

B. Approval of the minutes of the Special City Council Meeting held on October 30, 2024.

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8B.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[103024 Special Council Agenda.pdf](#)



CITY COUNCIL SPECIAL MEETING

Cibolo City Hall
200 S. Main St.
Cibolo, Texas 78108
October 30, 2024
6:30 p.m. to 10:00 p.m.

MINUTES

1. Call to Order – Meeting was called to order by Mayor Pro Tem Hicks at 6:30 p.m.
2. Roll Call and Excused Absences – Members Present: Mayor Allen (arrived 6:48pm), Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens (arrived at 6:32pm), Councilman Hetzel, and Councilman Hicks. Members Absent: Councilman Benson. Councilman Mahoney made the motion to excuse the absence of Councilman Benson. The motion was seconded by Councilman Roberts. For: All; Against: None. The motion carried 5 to 0.
3. Invocation – Councilman gave the Invocation.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. **This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email pcimics@cibolotx.gov and vchapman@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

No citizens signed up to speak.

6. Executive Session

The City Council will convene in Executive Session as authorized by the Texas Gov't Code Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters, to discuss the following:

- A. City Manager's duties in relation to Human Resources matters, technology matters and related support, document retention, city charter division of responsibilities, and related procedures.

The Council convened into Executive Session at 6:34 p.m. to discuss the above item.

7. Open Session

The City Council will reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

The Council reconvened into Regular Session at 9:56 p.m. No action taken.

8. Adjournment

Councilman Hicks made the motion to adjourn the meeting at 9:58 p.m. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 12TH DAY OF NOVEMBER 2024.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

B. Police Department

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Staff Update Item: 9B.
From	
Leigh Ann Rogers, Executive Assistant to the Chief of Police	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[CPD Report Call Summary Oct 1-15, 2024.pdf](#)

[CPD Report Call Summary Oct 16-31, 2024.pdf](#)

[10-2024.pdf](#)

Cibolo Police Department

Report Call Summary

October 1-15, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
ACCIDENT, HIT & RUN				
ACCIDENT, HIT & RUN	24-01721	Tuesday, October 8, 2024	2000	FM 1103
ACCIDENT, HIT & RUN	24-01720	Sunday, October 6, 2024	100	FM 78 E
ACCIDENT, HIT & RUN	24-01769	Sunday, October 13, 2024	12700	IH 10 W (EB)
ACCIDENT, HIT & RUN	24-01733	Monday, October 7, 2024	17700	IH 35 N
ACCIDENT, HIT & RUN	24-01757	Thursday, October 10, 2024	100	TOLLE ROAD
5 ACCIDENT, HIT & RUN				
ADULT PROTECTIVE SERVICES				
ADULT PROTECTIVE SERVICES	24-01785	Tuesday, October 15, 2024	200	HINDSDALE RUN
1 ADULT PROTECTIVE SERVICES				
ANIMAL BITE/SCRATCH				
ANIMAL BITE/SCRATCH	24-01758	Thursday, October 10, 2024	100	CIBOLO TOLLE
ANIMAL BITE/SCRATCH	24-01691	Tuesday, October 1, 2024	100	LOGGY BAYOU
ANIMAL BITE/SCRATCH	24-01735	Thursday, October 3, 2024	100	STILL BROOK LN
3 ANIMAL BITE/SCRATCH				
ARSON				
ARSON	24-01699	Thursday, October 3, 2024	300	BUCKBOARD
1 ARSON				
ASSAULT				
ASSAULT	24-01759	Thursday, October 10, 2024	200	FAWN RIDGE
ASSAULT	24-01687	Tuesday, October 1, 2024	300	LASSO LANE
ASSAULT	24-01743	Wednesday, October 9, 2024	500	THISTLE CREEK DRIVE
ASSAULT	24-01744	Wednesday, October 9, 2024	500	THISTLE CREEK DRIVE
ASSAULT	24-01690	Tuesday, October 1, 2024	200	WILLOW CREST
5 ASSAULT				
ASSAULT, BODILY INJURY				
ASSAULT, BODILY INJURY	24-01717	Saturday, October 5, 2024	100	BUFFALO TRAIL
ASSAULT, BODILY INJURY	24-01714	Saturday, October 5, 2024	300	CIBOLO COMMONS
ASSAULT, BODILY INJURY	24-01763	Saturday, October 12, 2024	100	LONGHORN WAY
3 ASSAULT, BODILY INJURY				
ASSAULT, SEXUAL				
ASSAULT, SEXUAL	24-01726	Monday, October 7, 2024	100	COBOLT COVE
ASSAULT, SEXUAL	24-01702	Thursday, October 3, 2024	1300	FM 1103
ASSAULT, SEXUAL	24-01701	Thursday, October 3, 2024	1300	FM 1103

Cibolo Police Department

Report Call Summary

October 1-15, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
<hr/>				
3 ASSAULT, SEXUAL				
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ASSIST, OUTSIDE AGENCY				
ASSIST, OUTSIDE AGENCY	24-01706	Friday, October 4, 2024	9100	FM 78
ASSIST, OUTSIDE AGENCY	24-01728	Monday, October 7, 2024	300	SHADY MEADOWS
ASSIST, OUTSIDE AGENCY	24-01724	Monday, October 7, 2024	3100	WILLOW WOOD
<hr/>				
3 ASSIST, OUTSIDE AGENCY				
<hr/>				
BURGLARY, BUILDING				
BURGLARY, BUILDING	24-01736	Monday, October 7, 2024	100	CLINTON
BURGLARY, BUILDING	24-01686	Tuesday, October 1, 2024	200	JANET LANE
<hr/>				
2 BURGLARY, BUILDING				
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BURGLARY, HABITATION				
BURGLARY, HABITATION	24-01784	Tuesday, October 15, 2024	500	NICKEL BROOK
BURGLARY, HABITATION	24-01698	Thursday, October 3, 2024	100	YEAGER
<hr/>				
2 BURGLARY, HABITATION				
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BURGLARY, VEHICLE				
BURGLARY, VEHICLE	24-01697	Wednesday, October 2, 2024	18100	I-35
<hr/>				
1 BURGLARY, VEHICLE				
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CHILD PROTECTIVE SERVICES REFERI				
CHILD PROTECTIVE SERVICES REFERI	24-01712	Friday, October 4, 2024	100	DEER MEADOW DRIVE
CHILD PROTECTIVE SERVICES REFERI	24-01711	Friday, October 4, 2024	4000	GREEN VALLEY RD
CHILD PROTECTIVE SERVICES REFERI	24-01727	Monday, October 7, 2024	4000	GREEN VALLEY RD
CHILD PROTECTIVE SERVICES REFERI	24-01700	Thursday, October 3, 2024	4000	GREEN VALLEY ROAD
CHILD PROTECTIVE SERVICES REFERI	24-01747	Tuesday, October 8, 2024	100	HANA LANE
CHILD PROTECTIVE SERVICES REFERI	24-01752	Wednesday, October 9, 2024	200	JERSEY BEND
<hr/>				
6 CHILD PROTECTIVE SERVICES REFERRAI				
<hr/>				
CITY CODE VIOLATION				
CITY CODE VIOLATION	24-01764	Friday, October 11, 2024	100	MAIN
<hr/>				
1 CITY CODE VIOLATION				
<hr/>				
CIVIL INFORMATION				
CIVIL INFORMATION	24-01707	Friday, October 4, 2024	100	SOUTH MAIN STREET
CIVIL INFORMATION	24-01713	Friday, October 4, 2024	300	STOLTE ROAD
CIVIL INFORMATION	24-01684	Tuesday, October 1, 2024	400	WESTMONT

Cibolo Police Department

Report Call Summary

October 1-15, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
3 CIVIL INFORMATION				
CRIMINAL MISCHIEF				
CRIMINAL MISCHIEF	24-01773	Monday, October 14, 2024	200	GATEWOOD OAKS
1 CRIMINAL MISCHIEF				
DEADLY CONDUCT				
DEADLY CONDUCT	24-01761	Friday, October 11, 2024	9700	WEIR ROAD
1 DEADLY CONDUCT				
DEATH INVESTIGATION				
DEATH INVESTIGATION	24-01693	Tuesday, October 1, 2024	100	SILVER WING
1 DEATH INVESTIGATION				
DISORDERLY CONDUCT				
DISORDERLY CONDUCT	24-01689	Tuesday, October 1, 2024	1300	FM 1103
1 DISORDERLY CONDUCT				
DISTURBANCE, FAMILY				
DISTURBANCE, FAMILY	24-01778	Monday, October 14, 2024	100	BAY WILLOW
DISTURBANCE, FAMILY	24-01780	Tuesday, October 15, 2024	100	BAY WILLOW
DISTURBANCE, FAMILY	24-01705	Friday, October 4, 2024	100	CANYON VISTA
DISTURBANCE, FAMILY	24-01772	Monday, October 14, 2024	300	CIBOLO COMMONS
DISTURBANCE, FAMILY	24-01779	Tuesday, October 15, 2024	300	MATTHEW STREET
DISTURBANCE, FAMILY	24-01777	Monday, October 14, 2024	100	SPRINGTREE COVE
DISTURBANCE, FAMILY	24-01723	Monday, October 7, 2024	100	SPYGLASS COVE
DISTURBANCE, FAMILY	24-01715	Saturday, October 5, 2024	200	TAPWOOD
8 DISTURBANCE, FAMILY				
DRIVE WHILE LIC INVALID				
DRIVE WHILE LIC INVALID	24-01768	Sunday, October 13, 2024	2300	FM 1103
1 DRIVE WHILE LIC INVALID				
DRUG VIOLATION				
DRUG VIOLATION	24-01739	Tuesday, October 8, 2024	300	BORGFELD ROAD WEST
DRUG VIOLATION	24-01742	Wednesday, October 9, 2024	400	WIEDNER
2 DRUG VIOLATION				
EMERGENCY DETENTION				

Cibolo Police Department

Report Call Summary

October 1-15, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
EMERGENCY DETENTION	24-01740	Tuesday, October 8, 2024	100	BLUE WILLOW
EMERGENCY DETENTION	24-01746	Wednesday, October 9, 2024	500	BOLTON RD
EMERGENCY DETENTION	24-01734	Monday, October 7, 2024	1300	FM 1103
EMERGENCY DETENTION	24-01722	Monday, October 7, 2024	100	HINGE CHASE
EMERGENCY DETENTION	24-01704	Thursday, October 3, 2024	500	LILAC SHOALS
EMERGENCY DETENTION	24-01765	Saturday, October 12, 2024	100	NAVAJO CIRCLE
EMERGENCY DETENTION	24-01719	Saturday, October 5, 2024	100	POINTE LOOP
EMERGENCY DETENTION	24-01748	Wednesday, October 9, 2024	100	ROBIN DRIVE
8 EMERGENCY DETENTION				
FORGERY				
FORGERY	24-01688	Tuesday, October 1, 2024	200	FM 1103
FORGERY	24-01770	Sunday, October 13, 2024	200	FM 1103
2 FORGERY				
FRAUD				
FRAUD	24-01771	Sunday, October 13, 2024	200	KARIBA COVE
FRAUD	24-01753	Thursday, October 10, 2024	600	PIPE GATE
2 FRAUD				
HARASSMENT, SEXUAL				
HARASSMENT, SEXUAL	24-01745	Wednesday, October 9, 2024	100	SLEEPY VILLAGE
1 HARASSMENT, SEXUAL				
HARASSMENT, TELEPHONE				
HARASSMENT, TELEPHONE	24-01751	Wednesday, October 9, 2024	300	BUCKBOARD LN
1 HARASSMENT, TELEPHONE				
HOSPICE				
HOSPICE	24-01776	Monday, October 14, 2024	100	CENIZO SPRING
HOSPICE	24-01682	Tuesday, October 1, 2024	100	CIBOLO TOLLE ROAD
HOSPICE	24-01750	Wednesday, October 9, 2024	800	EVERYDAY WAY
HOSPICE	24-01695	Wednesday, October 2, 2024	100	LING
HOSPICE	24-01696	Wednesday, October 2, 2024	300	MISTY SAILS
5 HOSPICE				
IMPOUND, ABANDONED				
IMPOUND, ABANDONED	24-01760	Friday, October 11, 2024	7900	IH-10W
1 IMPOUND, ABANDONED				

Cibolo Police Department

Report Call Summary

October 1-15, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
INDECENT EXPOSURE				
INDECENT EXPOSURE	24-01774	Monday, October 14, 2024	100	W BORGFELD
1 INDECENT EXPOSURE				
INTOXICATED, DRIVING WHILE				
INTOXICATED, DRIVING WHILE	24-01762	Friday, October 11, 2024	100	BORGFELD
INTOXICATED, DRIVING WHILE	24-01767	Saturday, October 12, 2024	100	LOOP 539 E
2 INTOXICATED, DRIVING WHILE				
PROPERTY, DAMAGE TO CITY				
PROPERTY, DAMAGE TO CITY	24-01718	Saturday, October 5, 2024	100	LOOP 539 E
PROPERTY, DAMAGE TO CITY	24-01781	Tuesday, October 15, 2024	100	LOOP 539 EAST
PROPERTY, DAMAGE TO CITY	24-01775	Monday, October 14, 2024	100	LOOP 539 EAST
3 PROPERTY, DAMAGE TO CITY				
PROPERTY, DAMAGED				
PROPERTY, DAMAGED	24-01755	Tuesday, October 8, 2024	100	LOOP 539 EAST
1 PROPERTY, DAMAGED				
PUBLIC LEWDNESS				
PUBLIC LEWDNESS	24-01783	Tuesday, October 15, 2024	300	BORGFELD ROAD WEST
1 PUBLIC LEWDNESS				
RUNAWAY/MISSING				
RUNAWAY/MISSING	24-01730	Monday, October 7, 2024	200	WINTER FROST
RUNAWAY/MISSING	24-01709	Friday, October 4, 2024	200	WINTER FROST
2 RUNAWAY/MISSING				
TERRORISTIC THREAT				
TERRORISTIC THREAT	24-01754	Thursday, October 10, 2024	500	THISTLE CREEK DRIVE
TERRORISTIC THREAT	24-01738	Monday, October 7, 2024	100	WILLOW VIEW
2 TERRORISTIC THREAT				
THEFT				
THEFT	24-01729	Monday, October 7, 2024	300	BORGFELD ROAD WEST
THEFT	24-01710	Friday, October 4, 2024	200	BROAD OAK
THEFT	24-01716	Saturday, October 5, 2024	100	BROOK SHIRE
THEFT	24-01708	Friday, October 4, 2024	300	CAPSTONE
THEFT	24-01741	Tuesday, October 8, 2024	600	CIBOLO VALLEY DRIVE

10/29/2024

Cibolo Police Department

Report Call Summary

October 1-15, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
THEFT	24-01737	Monday, October 7, 2024	300	FRITZ WAY
THEFT	24-01782	Tuesday, October 15, 2024	8500	IH-10 W
THEFT	24-01749	Wednesday, October 9, 2024	200	RIO VISTA
<hr/>				
8 THEFT				
<hr/>				
WARRANT SERVICE				
WARRANT SERVICE	24-01681	Tuesday, October 1, 2024	12800	IH-10 W EASTBOUND
<hr/>				
1 WARRANT SERVICE				
<hr/>				
WELFARE CONCERN				
WELFARE CONCERN	24-01685	Tuesday, October 1, 2024	200	HINSDALE RUN
WELFARE CONCERN	24-01703	Thursday, October 3, 2024	300	W. BORGFELD RD.
<hr/>				
2 WELFARE CONCERN				
<hr/>				
Grand Total:	97			

Cibolo Police Department

Report Call Summary

October 16-31, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
ACCIDENT, FLEET				
ACCIDENT, FLEET	24-01789	Wednesday, October 16, 2024	1300	FM 1103
1 ACCIDENT, FLEET				
ACCIDENT, HIT & RUN				
ACCIDENT, HIT & RUN	24-01809	Saturday, October 19, 2024	13200	IH 10 W
ACCIDENT, HIT & RUN	24-01804	Friday, October 18, 2024	300	LAMAR STREET
ACCIDENT, HIT & RUN	24-01786	Wednesday, October 16, 2024	500	SADDLE HILL
ACCIDENT, HIT & RUN	24-01794	Wednesday, October 16, 2024	100	W BORGFIELD
4 ACCIDENT, HIT & RUN				
ANIMAL BITE/SCRATCH				
ANIMAL BITE/SCRATCH	24-01869	Wednesday, October 30, 2024	2500	FM 1103
ANIMAL BITE/SCRATCH	24-01856	Sunday, October 27, 2024	100	GLEN EAGLES DRIVE
2 ANIMAL BITE/SCRATCH				
ANIMAL INJURED/DESTROYED				
ANIMAL INJURED/DESTROYED	24-01802	Friday, October 18, 2024	900	FM 1103
1 ANIMAL INJURED/DESTROYED				
ASSAULT				
ASSAULT	24-01814	Saturday, October 19, 2024	100	FM 78 E
ASSAULT	24-01876	Wednesday, October 30, 2024	100	HANA
ASSAULT	24-01823	Monday, October 21, 2024	100	NAVAJO CIRCLE
ASSAULT	24-01815	Saturday, October 19, 2024	300	SUNROSE LANE
ASSAULT	24-01846	Thursday, October 24, 2024	500	THISTLE CREEK
ASSAULT	24-01835	Wednesday, October 23, 2024	500	THISTLE CREEK DRIVE
ASSAULT	24-01866	Tuesday, October 29, 2024	400	TURNBERRY WAY
7 ASSAULT				
ASSAULT, BODILY INJURY				
ASSAULT, BODILY INJURY	24-01865	Monday, October 28, 2024	2900	CIBOLO VALLEY DRIVE
ASSAULT, BODILY INJURY	24-01845	Thursday, October 24, 2024	4000	GREEN VALLEY RD
ASSAULT, BODILY INJURY	24-01833	Wednesday, October 23, 2024	500	THISTLE CREEK DRIVE
3 ASSAULT, BODILY INJURY				
ASSAULT, SEXUAL				
ASSAULT, SEXUAL	24-01830	Tuesday, October 22, 2024	18100	I-35
ASSAULT, SEXUAL	24-01731	Monday, October 28, 2024	100	LOOP 539 E

Cibolo Police Department

Report Call Summary

October 16-31, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
<hr/>				
2 ASSAULT, SEXUAL				
<hr/>				
ASSIST, OUTSIDE AGENCY				
ASSIST, OUTSIDE AGENCY	24-01840	Thursday, October 24, 2024	FM 78	
ASSIST, OUTSIDE AGENCY	24-01842	Thursday, October 24, 2024	12300	ERSTEIN VALLEY
ASSIST, OUTSIDE AGENCY	24-01820	Sunday, October 20, 2024	4900	GREEN VALLEY ROAD
ASSIST, OUTSIDE AGENCY	24-01796	Thursday, October 17, 2024	4000	GREEN VALLEY ROAD
ASSIST, OUTSIDE AGENCY	24-01801	Friday, October 18, 2024	2600	NORTH GUADALUPE STREET
<hr/>				
5 ASSIST, OUTSIDE AGENCY				
<hr/>				
BURGLARY, VEHICLE				
BURGLARY, VEHICLE	24-01873	Wednesday, October 30, 2024	200	KENSINGTON DR
BURGLARY, VEHICLE	24-01872	Wednesday, October 30, 2024	100	LANDMARK PASS
<hr/>				
2 BURGLARY, VEHICLE				
<hr/>				
CHILD PROTECTIVE SERVICES REFERI				
CHILD PROTECTIVE SERVICES REFERRAL	24-01871	Wednesday, October 16, 2024	100	BORGFELD ROAD
CHILD PROTECTIVE SERVICES REFERRAL	24-01887	Wednesday, October 23, 2024	2900	CIBOLO VALLEY DRIVE
CHILD PROTECTIVE SERVICES REFERRAL	24-01879	Thursday, October 31, 2024	100	DEER MEADOW DRIVE
<hr/>				
3 CHILD PROTECTIVE SERVICES REFERRAI				
<hr/>				
CIVIL INFORMATION				
CIVIL INFORMATION	24-01828	Tuesday, October 22, 2024	300	CIBOLO COMMONS
<hr/>				
1 CIVIL INFORMATION				
<hr/>				
CRIMINAL MISCHIEF				
CRIMINAL MISCHIEF	24-01817	Sunday, October 20, 2024	600	CIBOLO VALLEY DRIVE
<hr/>				
1 CRIMINAL MISCHIEF				
<hr/>				
CRIMINAL TRESPASS				
CRIMINAL TRESPASS	24-01816	Sunday, October 20, 2024	100	BORGFELD RD
<hr/>				
1 CRIMINAL TRESPASS				
<hr/>				
DEATH INVESTIGATION				
DEATH INVESTIGATION	24-01853	Saturday, October 26, 2024	400	RAMBLAS
<hr/>				
1 DEATH INVESTIGATION				
<hr/>				
DISTURBANCE, FAMILY				
DISTURBANCE, FAMILY	24-01863	Monday, October 28, 2024	500	HINGE LOOP

Cibolo Police Department

Report Call Summary

October 16-31, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
DISTURBANCE, FAMILY	24-01813	Saturday, October 19, 2024	200	VALONA DRIVE
DISTURBANCE, FAMILY	24-01792	Wednesday, October 16, 2024	200	WILLOW CREST
3 DISTURBANCE, FAMILY				
DRIVE WHILE LIC INVALID				
DRIVE WHILE LIC INVALID	24-01811	Saturday, October 19, 2024	10000	IH 10 W EB
1 DRIVE WHILE LIC INVALID				
DRUG VIOLATION				
DRUG VIOLATION	24-01836	Wednesday, October 23, 2024	300	BORGFELD ROAD WEST
1 DRUG VIOLATION				
EMERGENCY DETENTION				
EMERGENCY DETENTION	24-01821	Sunday, October 20, 2024	100	BUFFALO TRAIL
EMERGENCY DETENTION	24-01861	Monday, October 28, 2024	1300	FM 1103
EMERGENCY DETENTION	24-01805	Friday, October 18, 2024	4400	GREEN VALLEY DR
EMERGENCY DETENTION	24-01882	Thursday, October 31, 2024	100	RANCH HOUSE
EMERGENCY DETENTION	24-01795	Wednesday, October 16, 2024	400	SIKA
5 EMERGENCY DETENTION				
FRAUD				
FRAUD	24-01858	Sunday, October 27, 2024	200	BRUSH TRAIL BEND
FRAUD	24-01875	Wednesday, October 30, 2024	400	CITADEL ROCK
FRAUD	24-01803	Friday, October 18, 2024	200	SPRINGTREE COVE
3 FRAUD				
HARASSMENT, TELEPHONE				
HARASSMENT, TELEPHONE	24-01857	Sunday, October 27, 2024	800	FOXBROOK WAY
HARASSMENT, TELEPHONE	24-01808	Saturday, October 19, 2024	500	PEARL CHASE
2 HARASSMENT, TELEPHONE				
HARASSMENT, WRITING				
HARASSMENT, WRITING	24-01855	Saturday, October 26, 2024	300	BUCKBOARD
1 HARASSMENT, WRITING				
HOSPICE				
HOSPICE	24-01819	Sunday, October 20, 2024	200	CINNABAR
HOSPICE	24-01825	Tuesday, October 22, 2024	200	DEER CREEK
HOSPICE	24-01824	Monday, October 21, 2024	800	EVERYDAY

Cibolo Police Department

Report Call Summary

October 16-31, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
3 HOSPICE				
IMPOUND, ABANDONED				
IMPOUND, ABANDONED	24-01839	Thursday, October 24, 2024	9600	IH-10 EB
1 IMPOUND, ABANDONED				
INDECENCY WITH CHILD				
INDECENCY WITH CHILD	24-01732	Monday, October 28, 2024	100	LOOP 539 E
1 INDECENCY WITH CHILD				
INTOXICATED, DRIVING WHILE				
INTOXICATED, DRIVING WHILE	24-01859	Monday, October 28, 2024	900	WIEDNER
1 INTOXICATED, DRIVING WHILE				
MINOR IN POSSESSION OF TOBACCO P				
MINOR IN POSSESSION OF TOBACCO P	24-01867	Tuesday, October 29, 2024	1300	FM 1103
MINOR IN POSSESSION OF TOBACCO P	24-01848	Friday, October 25, 2024	1300	FM 1103
MINOR IN POSSESSION OF TOBACCO P	24-01847	Friday, October 25, 2024	1300	FM 1103
MINOR IN POSSESSION OF TOBACCO P	24-01888	Wednesday, October 16, 2024	1300	FM 1103
MINOR IN POSSESSION OF TOBACCO P	24-01890	Wednesday, October 16, 2024	1300	FM 1103
MINOR IN POSSESSION OF TOBACCO P	24-01888	Wednesday, October 16, 2024	1300	FM 1103
MINOR IN POSSESSION OF TOBACCO P	24-01806	Friday, October 18, 2024	500	THISTLE CREEK
7 MINOR IN POSSESSION OF TOBACCO PROI				
PROPERTY, DAMAGE TO CITY				
PROPERTY, DAMAGE TO CITY	24-01871	Wednesday, October 30, 2024	700	BLK PFEIL RD
PROPERTY, DAMAGE TO CITY	24-01829	Tuesday, October 22, 2024	500	DEAN ROAD
PROPERTY, DAMAGE TO CITY	24-01800	Thursday, October 17, 2024	11000	IH 10 W
3 PROPERTY, DAMAGE TO CITY				
PROPERTY, FOUND				
PROPERTY, FOUND	24-01818	Sunday, October 20, 2024	600	FM 78 W
PROPERTY, FOUND	24-01793	Wednesday, October 16, 2024		RUSTIC TRAIL / SLEEPY TRAIL
2 PROPERTY, FOUND				
PROTECTIVE ORDER VIOLATION				
PROTECTIVE ORDER VIOLATION	24-01851	Friday, October 25, 2024	200	WEXFORD
1 PROTECTIVE ORDER VIOLATION				

Cibolo Police Department

Report Call Summary

October 16-31, 2024

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
RUNAWAY/MISSING				
RUNAWAY/MISSING	24-01812	Saturday, October 19, 2024	100	HANGING MOSS
1 RUNAWAY/MISSING				
SUSPICIOUS, SITUATION				
SUSPICIOUS, SITUATION	24-01799	Thursday, October 17, 2024	400	CANTERBURY HILL
SUSPICIOUS, SITUATION	24-01827	Tuesday, October 22, 2024	100	CREEK RUN
SUSPICIOUS, SITUATION	24-01844	Thursday, October 24, 2024	100	VALONA DR
3 SUSPICIOUS, SITUATION				
TERRORISTIC THREAT				
TERRORISTIC THREAT	24-01822	Monday, October 21, 2024	200	ELAINE S SCHLATHER
1 TERRORISTIC THREAT				
THEFT				
THEFT	24-01807	Friday, October 18, 2024	600	CIBOLO VALLEY DRIVE
THEFT	24-01852	Friday, October 25, 2024	700	FM 1103
THEFT	24-01832	Wednesday, October 23, 2024	800	FM 1103
THEFT	24-01877	Wednesday, October 30, 2024	800	FM 1103
THEFT	24-01884	Thursday, October 31, 2024	2400	FM 1103
THEFT	24-01797	Thursday, October 17, 2024	200	GRAND AVENUE
THEFT	24-01878	Wednesday, October 30, 2024	10800	IH 10 W
THEFT	24-01798	Thursday, October 17, 2024	200	MAIDSTONE COVE
THEFT	24-01843	Thursday, October 24, 2024	500	MORGAN RUN
THEFT	24-01854	Saturday, October 26, 2024	500	SADDLE HILL
THEFT	24-01870	Tuesday, October 29, 2024	500	SEA WILLOW DRIVE
11 THEFT				
UNAUTHORIZED USE MOTOR VEHICLE				
UNAUTHORIZED USE MOTOR VEHICLE	24-01860	Monday, October 28, 2024	500	SADDLE BACK TRAIL
1 UNAUTHORIZED USE MOTOR VEHICLE				
WARRANT SERVICE				
WARRANT SERVICE	24-01841	Thursday, October 24, 2024	100	HANA LANE
1 WARRANT SERVICE				
WELFARE CONCERN				
WELFARE CONCERN	24-01838	Wednesday, October 23, 2024	1300	FM 1103
WELFARE CONCERN	24-01862	Monday, October 28, 2024	800	FM 1103
WELFARE CONCERN	24-01849	Friday, October 25, 2024	500	THISTLE CREEK DRIVE

11/1/2024

**Cibolo Police Department
Report Call Summary
October 16-31, 2024**

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
	3	WELFARE CONCERN		
Grand Total:		90		

**CIBOLO
ANIMAL SERVICES**

MONTHLY REPORT

October 2024

TOTALS

INTAKES

Return/Owner Surrender	2
Seized/Custody	0
Stray	68
Transfer in	3
Wildlife In	5
TOTAL	78

OUTCOMES

Adoption	52	
Missing	0	
Died in Shelter/upon arrival	7	(Neonatal kittens)
Return to Owner	23	
Transfer Out	10	
Euthanasia	5	1 rabbit, 1 cat(medical), 3 dogs(behavior/space)
Wildlife Out	4	
TOTAL	101	

Transfer Out - Locations

Wildlife Rescue	0
Homes for Pets	0
Kirby Animal Services	0
Gods Dogs	10 (Kittens)
The Animal Defense League	0
TOTAL	10

BITE CASES

Currently in Foster 23 (kittens under 8weeks)

TOTAL NEW LICENSES ISSUED 0 (Does not count renewals)

VOLUNTEER HOURS 27

LIVE RELEASE RATE 95%





City Council Regular Meeting Staff Report

A. Approval/Disapproval of an Ordinance of the City of Cibolo amending the Investment Policy of Cibolo and appointing the City's Investment Officers. (Ms. Miranda)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Ordinances Item: 10A.
From	
Anna Miranda, Finance Director	
Staff Contact(s)	
Anna Miranda,	

PRIOR CITY COUNCIL ACTION:

City Council reviews and approves the Investment Policy annually as required by the Public Funds Investment Act.

BACKGROUND:

Chapter 2256 of the Texas Government Code, commonly known as the "Public Funds Investment Act" (PFIA) governs the investment of government funds in Texas. Under this law, specific parameters are set for Texas cities, requiring them to adopt an investment policy annually and to designate an investment officer(s) who is required to attend an approved training course.

The current policy meets the Government Treasurer's Organization of Texas' (GTOT) standards for recognition and certification. There were no legislative changes which would amend the language in the policy. However, the following clarifications are recommended by Valley View Consulting this year:

- IV. Responsibility and Control – added the expansion for "FDIC" and added "NCUSIF" and its expansion to clarify allowance of credit unions insurance/collateral, and changed "bank" to "financial institution" on page 5.
- VII. Authorized Investments – abbreviated "FDIC" and "NCUSIF", and changed "bank" to "financial institution" on page 7
- VII. Authorized Investments – added "third-party" to safekeeping agent under Delivery versus Payment section on page 8.
- X. Collateral, Safekeeping & Custody – updated to include "NCUSIF" to collateral policy on page 10.
- X. Collateral, Safekeeping & Custody – replaced "City" with "Entity" and replaced "bank or banks" with "third-party safekeeping agent" to collateral policy on page 10.

There are no changes recommended to the broker/dealer and training lists.

STAFF RECOMMENDATION:

Staff recommends approval of the Ordinance amending the City's Investment Policy and appointing Investment Officers.

FINANCIAL IMPACT:

None

MOTION(S):

I move to approve (*or disapprove*) an Ordinance amending the Investment Policy of the City of Cibolo and appointing the City's investment officers.

Attachments

[FY25 Investment Policy redlined version.pdf](#)

[20241112 Ordinance Cibolo Investment Policy.pdf](#)

[GTOT IP checklist Cibolo 2024.pdf](#)

EXHIBIT A

CITY OF CIBOLO AND CIBOLO ECONOMIC DEVELOPMENT CORPORATION

INVESTMENT POLICY

I. INTRODUCTION

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of Cibolo (the "City") and the Cibolo Economic Development Corporation (the "EDC") in order to achieve their desired investment goals. In accordance with state statute, the City Council and Board of Directors of the EDC ("the Board") shall review its investment strategies and policy not less than annually. This Policy satisfies the statutory requirement of Texas Government Code Chapter 2256, the Public Funds Investment Act (the "Act").

Throughout this Investment Policy, the City and EDC shall be collectively referred to as the "Entity".

II. SCOPE

This Investment Policy applies to all financial assets of the Entity. The funds are accounted for in the Entity's Annual Comprehensive Financial Report and include (but are not limited to):

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Projects Funds
- Enterprise Funds
- Economic Development Funds

When advantageous, the Entity will consolidate cash balances to optimize investment strategy implementation. Investment income will be allocated to the consolidated funds based on their respective participation in the consolidated balances and in accordance with generally accepted accounting principles.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds. However, this Policy does not apply to the assets administered for the benefit of the Entity by outside agencies under pension plans or deferred compensation programs.

III. INVESTMENT OBJECTIVES, STRATEGY AND MAXIMUM MATURITY

Objectives

It is the policy of the Entity that all funds shall be managed and invested in conformance with State and Federal Regulations, applicable bond covenants and ordinances, and this adopted Investment Policy. The Entity shall manage and invest available funds with these primary objectives:

- Preservation and safety of principal;
- Maintenance of adequate liquidity;
- Promotion of public trust; and
- Attainment of risk-appropriate yield.

Investment Strategy and Maximum Maturity

The Entity shall maintain a proactive cash management program which includes timely collection of accounts receivable, vendor payments in accordance with invoice terms, and prudent investment of assets. Cash management is the process of managing monies in order to ensure maximum cash availability and reasonable yield on short-term investments.

The Entity may maintain one commingled portfolio for investment purposes which incorporates the specific investment strategy considerations and the unique characteristics of the fund groups represented in the portfolio:

A. Operating Funds

This fund group includes the total of cash and investments for current operations plus all required operating reserves for the following fund types: general fund, enterprise funds, and special revenue funds.

- Suitability – Any investment eligible in the Investment Policy is suitable for Operating Funds.
- Safety of Principal – All investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, by managing the weighted average days to maturity for the Operating Funds to 270 days or less and restricting the maximum allowable maturity to two years, the price volatility of the overall portfolio will be minimized.
- Liquidity – The short-term Operating Funds require the greatest short-term liquidity of any of the Fund types. Cash equivalent investments will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.
- Marketability – Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.
- Diversification – Investment maturities should be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the Entity. Market cycle risk will be reduced by diversifying the appropriate maturity structure out through two years.
- Yield – Attaining a competitive market yield for comparable investment types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio will be the minimum yield objective.

B. Debt Service Funds

- Suitability – Any investment eligible in the Investment Policy is suitable for the Debt Service Funds.
- Safety of Principal – All investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, by managing Debt Service Funds to not exceed the debt service payment schedule, the market risk of the overall portfolio will be minimized.
- Liquidity – Debt Service Funds have predictable payment schedules. Therefore, investment maturities should not exceed the anticipated cash flow requirements. Cash equivalent investments may provide a competitive yield alternative for short term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment. This investment structure is commonly referred to as a flexible repurchase agreement.

- Marketability – Securities with active and efficient secondary markets are not necessary as the event of an unanticipated cash flow requirement is not probable.
- Diversification – Market conditions influence the attractiveness of fully extending maturity to the next “unfunded” payment date. Generally, if investment rates are anticipated to decrease over time, the Entity is best served by locking in most investments. If the interest rates are potentially rising, then investing in shorter and larger amounts may provide advantage. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.
- Yield – Attaining a competitive market yield for comparable investment types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio shall be the minimum yield objective.

C. Debt Service Reserve Funds

- Suitability – Any investment eligible in the Investment Policy is suitable for Debt Service Reserve Funds. Bond resolution and loan documentation constraints and insurance company restrictions may create specific considerations in addition to the Investment Policy.
- Safety of Principal – All Investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, managing Debt Service Reserve Fund maturities to not exceed the call provisions of the borrowing reduces the investment’s market risk if the Entity’s debt is redeemed and the Reserve Fund liquidated. No stated final investment maturity shall exceed the shorter of the final maturity of the borrowing or five years. Annual mark-to-market requirements or specific maturity and average life limitations within the borrowing’s documentation will influence the attractiveness of market risk and reduce the opportunity for maturity extension.
- Liquidity – Debt Service Reserve Funds have no anticipated expenditures. The funds are deposited to provide annual debt service payment protection to the Entity’s debt holders. The funds are “returned” to the Entity at the final debt service payment. Market conditions and arbitrage regulation compliance determine the advantage of investment diversification and liquidity. Generally, if investment rates exceed the cost of borrowing, the Entity is best served by locking in investment maturities and reducing liquidity. If the borrowing cost cannot be exceeded, then concurrent market conditions will determine the attractiveness of locking in maturities or investing shorter and anticipating future increased yields.
- Marketability – Securities with less active and efficient secondary markets are acceptable for Debt Service Reserve Funds.
- Diversification – Market conditions and the arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for Debt Service Reserve Funds. At no time shall the final debt service payment date of the bond issue be exceeded in an attempt to bolster yield.
- Yield – Achieving a positive spread to the applicable borrowing cost is the desired objective. Debt Service Reserve Fund portfolio management shall at all times operate within the limits of the Investment Policy’s risk constraints.

D. Bond Proceeds and Capital Projects Funds

- Suitability – Any investment eligible in the Investment Policy is suitable for the Bond Proceeds and Capital Projects Funds.

- Safety of Principal – All investments will be of high quality with no perceived default risk. Market fluctuations may occur. However, by restricting the maximum maturity to three years and by managing the Bond Proceeds and Capital Projects Funds to balance the short term and long term anticipated cash flow requirements, the market risk of the portfolio will be minimized.
- Liquidity – Selecting investment maturities that provide greater cash flow than the anticipated needs and maintaining appropriate cash-equivalent balances will reduce the liquidity risk of unanticipated expenditures.
- Marketability – The balancing of short-term and long-term cash flow needs requires the short-term portion of the Bond Proceeds and Capital Projects Funds to have securities with active and efficient secondary markets.
- Diversification – Investment maturities should blend the short-term and long-term cash flow needs to provide adequate liquidity, yield enhancement, and stability.
- Yield – Attaining a competitive market yield for comparable investment types and portfolio structures is the desired objective, however this portfolio maintains an investment strategy to comply with any applicable arbitrage or yield restriction regulations.

E. Economic Development Funds

These funds are designated for economic development projects.

- Suitability – Any investment eligible in the Investment Policy is suitable for Economic Development Funds.
- Safety of Principal – All investments will be of high quality with no perceived default risk. Market fluctuations may occur. However, by managing the weighted average days to maturity for the Economic Development Funds to 365 days or less and restricting the maximum allowable maturity to two years, the price volatility of the overall portfolio will be minimized. This will help provide a balance of the short-term and long-term anticipated cash flow requirements.
- Liquidity – Cash equivalent investments will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.
- Marketability – Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.
- Diversification – Investment maturities should be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the Entity. Market cycle risk will be reduced by diversifying the appropriate maturity structure out through two years.
- Yield – Attaining a competitive market yield for comparable investment types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio will be the minimum yield objective.

The Entity shall pursue a proactive investment portfolio management strategy. Securities may be sold before they mature if market conditions present an opportunity for the Entity to benefit from the trade, but the strategy will be primarily buy-and-hold. The Investment Officers will monitor the contents of the portfolio, the available markets, and the relative value of competing instruments to adjust the portfolio in response to market conditions.

IV. RESPONSIBILITY AND CONTROL

Delegation of Authority and Training

Authority to manage the Entity's investment program is derived from adoption of this Investment Policy. The City Manager, Assistant City Manager, Finance Director, and Accounting Manager are designated as Investment Officers of the Entity. The Investment Officers are authorized to give written and oral instructions to place orders for the purchase of investments. No other person may deposit, withdraw, invest, transfer, or otherwise manage Entity funds eligible for investment. The Finance Director is responsible for day-to-day investment decisions and activities. The Finance Director shall establish procedures for the operation of the investment program, consistent with this Investment Policy.

The Officer will monitor on no less than a monthly basis, the [Federal Deposit Insurance Corporation \(FDIC\)](#), [National Credit Union Share Insurance Fund \(NCUSIF\)](#), or collateralized status of any [financial institution bank](#) deposit owned by the Entity. If a merger or acquisition of the [financial institution bank](#) has placed the Entity in a position which is not insured by the FDIC, [NCUSIF](#), or collateralized, the Investment Officer will prudently redeem the deposit.

In order to ensure qualified and capable investment management, each Investment Officer shall attend at least one training session, from an approved independent training source, containing at least 10 hours of instruction relating to the Officer's responsibility under the PFIA within 12 months after assuming duties. Thereafter, each Investment Officer shall additionally attend at least one training session, from an approved independent training source, containing at least 8 hours of instruction relating to the Officer's responsibility under the PFIA not less than once in a two-year period. The two-year period shall begin on the first day of the Entity's fiscal year and consist of the two consecutive fiscal years after that date.

For purposes of this Policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institution of higher education or any other sponsor authorized to issue PFIA training certification. A list of independent training sources is included in Appendix A. The training must include education in investment controls, security risks, strategy risks, market risks, diversification of an investment portfolio, and compliance with PFIA.

Investment Advisor

The governing body of the Entity may contract with an investment management firm, registered under the Investment Advisor's Act of 1940 (15 U.S.C. Section 80b-1 et seq.), to provide for the investment and management of the funds of the Entity. The original contract will be for a term no longer than two (2) years. Renewal or extension of the contract must be by resolution of the governing body of the Entity.

Internal Controls

The Finance Director is responsible for establishing and maintaining an internal control structure designed to reasonably assure that assets are protected from loss, theft, or misuse. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires ongoing estimates and judgments by management.

The internal controls shall address the following points:

- Avoidance of collusion.
- Separation of transaction authority from accounting and record keeping.
- Independent security safekeeping and collateral custody.
- Clear delegation of authority to subordinate staff members.
- Written confirmation for all transactions.

V. PRUDENCE

The standard of care to be applied to all Entity investments shall be the "prudent person" rule, which states:

"Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived."

In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration the investment of all funds under the Entity's control, over which the Officer has responsibility rather than a consideration as to the prudence of a single investment and whether the investment decision was consistent with the written Investment Policy.

The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally liable for a specific investment's credit risk or market price changes, provided that these deviations are reported in a timely manner to the City Manager, the City Council and/or Board and that appropriate action is taken to control adverse developments.

VI. ETHICS AND CONFLICTS OF INTEREST

Investment Officers shall refrain from personal or business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. Entity staff shall disclose to the City Manager any conflict with or personal and business financial interests in financial institutions that conduct investment business with the Entity. They shall further disclose positions that could be related to the performance of the Entity's portfolio. Investment Officers shall subordinate their personal financial transactions to those of the Entity, particularly with regard to timing of purchases and sales.

An Investment Officer who has a personal business relationship with an organization seeking to sell an investment to the Entity shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the Entity shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing bodies of the Entity.

VII. AUTHORIZED INVESTMENTS

Assets of the Entity may be invested only in the following instruments as further defined by the Act. If changes are made by the Act, they are not authorized until this Policy is modified and adopted by the City Council. All securities transactions will be made on a delivery-versus-payment basis and all owned securities will be safekept by the Entity's safekeeping agent or approved depository and those held as collateral will be held by the Entity's custodian.

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities.
- B. Direct obligations of this state or its agencies and instrumentalities.
- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States.
- D. Obligations of any state or political subdivisions of a state rated A or better by a nationally recognized credit rating agency, not to exceed two years to maturity.
- E. Interest-bearing ~~financial institution banking~~ deposits that are guaranteed or insured by the ~~Federal Deposit Insurance Corporation~~ or its successor; or the ~~National Credit Union Share Insurance Fund~~ or its successor.
- F. Certificates of deposit, and other forms of deposit, issued by a depository institution that has its main office or branch office in Texas which meets the requirements of the PFIA and is guaranteed or insured by the FDIC, or its successor or the ~~National Credit Union Share Insurance Fund~~ or its successor or collateralized as defined by this Policy.
- G. Brokered Certificates of Deposit, and other forms of deposit, issued by one or more federally insured depository institutions, wherever located, provided that the funds are invested through a broker or depository institution that has its main office or branch office in Texas, is selected from a list of authorized brokers, and deposited for the account of the Entity. The full amount of the principal and accrued interest of each deposit is insured by the United States or an instrumentality of the United States.
- H. AAA-rated, constant dollar Local Government Investment Pools as defined by the Act and authorized by the City Council and Board of Directors.
- I. SEC registered, no-load money market mutual funds that comply with the requirements of State law and seek to maintain a stable net asset value or \$1.0000.

The Entity's authorized investment options are more restrictive than those allowed by State law. State law specially prohibits investment in the following investment securities:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- C. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Delivery versus Payment

All securities shall be purchased on a delivery versus payment (DVP) settlement basis. Funds shall not be released until receipt of the security by the Entity's approved third-party safekeeping agent. The security shall be held in the name of the Entity or held on behalf of the Entity. The safekeeping agent's records shall assure the notation of the Entity's ownership of or explicit claim on the securities and shall provide the Entity proof of possession with an original safekeeping receipt/report delivered directly to the Entity.

Competitive Environment

The Entity requires a competitive environment for all individual security purchases and sales, financial institution time deposit and transaction accounts, and money market mutual fund and local government investment pool selections. The Finance Director shall develop and maintain procedures for ensuring a competitive environment in the investment of the Entity's funds.

VIII. QUARTERLY REPORTING

The Finance Director shall submit a written investment report to Council and the Board at least quarterly and in a timely manner. The reports shall detail positions and all investments. It may include strategies employed in the most recent quarter and describe maturities, risk characteristics, and investment performance against the Policy benchmark. Weighted average yield to maturity will be the Entity's performance measurement standard. The report must:

- Describe in detail the investment position of the Entity on the date of the report;
- Be prepared jointly by all Investment Officers;
- Be signed by each Investment Officer;
- Contain a summary statement of each pooled fund group that states the:
 - a. Beginning market value for the reporting period;
 - b. Ending market value for the period; and
 - c. Fully accrued interest for the reporting period.
- State the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
- State the maturity date of each separately invested asset that has a maturity date;
- State the account or fund or pooled group fund in the Entity for which each individual investment was acquired;
- State the compliance of the investment portfolio of the Entity as it relates to:
 - a. The investment strategy expressed in the Entity's Investment Policy; and
 - b. Relevant provisions of the PFIA; and
 - b. State the rate of return on the investment portfolio.

In conjunction with the quarterly investment reporting, the Investment Officer will obtain and verify market prices and issuer ratings from reliable, independent sources.

Compliance Audits

The Entity, in conjunction with its annual financial audit, will require the audit firm to conduct a compliance audit of the management controls on investments and adherence to investment policies. Also, in conjunction with the annual audit, the quarterly reports shall be formally reviewed and the result of the review shall be reported to the Council and Board by that auditor. Said results may be included in the annual audit report.

Effect of Loss of Authorization or Rating

The Entity is not required to liquidate investments that were authorized investments at the time of purchase but no longer meet one or more requirements of this Policy. An investment that requires a minimum credit rating does not qualify as an authorized investment if, during the period, the investment does not have the minimum required rating. The Entity shall take all prudent measures that are consistent with this Investment Policy to liquidate an investment that does not have the minimum rating.

IX. SELECTION OF QUALIFYING INSTITUTIONS

Depository

At least every five years, a Primary Depository shall be selected through a formal request for application (RFA) process in accordance with Texas Local Government Code 105.017. In selecting a primary depository, the services, cost of services, credit worthiness, earnings potential, and collateralization by the institutions shall be considered. It is the policy of the Entity to permit selection of a depository outside municipal boundaries.

The selection of a primary depository will be determined by evaluation of the “most advantageous” criteria during the RFA process, and may include the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law,
- The ability to provide requested information or financial statements for the periods specified,
- The ability to meet the minimum required items in the banking RFA,
- Complete response to all required items on the RFA form, and
- Competitive net banking service cost, consistent with the ability to provide an appropriate level of service.

Broker/Dealers

A list of qualified broker/dealers will be reviewed, revised, and adopted at least annually by the City Council to engage in securities transactions with the Entity. No broker/dealer may be used if not on the approved list.

Investment Policy Certification

All local government investment pools and discretionary investment management firms must acknowledge, in writing, that the organization has received and reviewed the Entity’s Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the Entity’s Policy and in accordance with the PFIA.

X. COLLATERAL, SAFEKEEPING AND CUSTODY

Time and Demand Pledged Collateral

All Entity demand and time deposits shall be secured above FDIC or NCUSIF coverage by pledged collateral. In order to anticipate market changes and provide a level of security for all funds, the market value of securities pledged as collateral will be maintained and monitored by the depository at 102% of the principal and accrued interest of the deposits less the applicable level of FDIC or NCUSIF insurance. It is the responsibility of the depository to monitor collateral margins at all times. Letters of credit shall be equal to or greater than 100% of the principal and anticipated interest of the deposits less the applicable level of FDIC or NCUSIF insurance.

Collateral pledged to secure deposits of the Entity shall be held by a third-party custodian outside the holding company of the depository in accordance with a custodial agreement signed by authorized representatives of the Entity, the Depository, and the custodian (as appropriate). The City-Entity shall approve all third-party custodians for the holding of securities pledged to the EntityCity as collateral to secure financial institution deposits. A pledge receipt shall be issued to the Entity listing the specific investment, rate, maturity, and other pertinent information. The Entity shall receive a complete, monthly listing of collateral directly to the Entity.

Financial institutions serving as Entity Depositories will be required to sign a depository agreement with the Entity. The collateralized deposit portion of the agreement shall define the Entity's rights to the collateral in case of default, bankruptcy, or closing, and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement must be executed by the Depository and Entity contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to the Entity; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

All collateral shall be subject to inspection and audit by the Finance Director or the Entity's independent auditors.

Authorized Collateral

The Entity shall accept all forms of collateral eligible within the Public Funds Collateral Act. The Entity reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards financial institution deposits.

Safekeeping Agreements

The City-Entity shall contract with a third-party safekeeping agent bank or banks for the safekeeping of securities owned by the EntityCity as part of its investment portfolio. Securities owned by the EntityCity shall be held in the Entity'sCity's account as evidenced by safekeeping receipts of the institution holding the securities.

XI. INVESTMENT POLICY ADOPTION

The Entity Investment Policy shall be reviewed and adopted by ordinance/resolution of the City Council and the EDC Board no less than annually, whether or not any changes are to be made. The ordinance/resolution shall include a description of all changes made to the policy.

APPENDIX A

INDEPENDENT TRAINING SOURCES

Government Finance Officers Association

Government Finance Officers Association of Texas

Government Treasurers' Organization of Texas

International City/County Management Association

Texas Municipal League

Council of Governments

University of North Texas Center for Public Management

American Institute of Certified Public Accountants

APPENDIX B

QUALIFIED BROKER/DEALER LIST

The authorized broker/dealer list for the Entity is shown below. Each of these firms, and the individual covering the account, are sent the current Investment Policy:

FHN Financial

Wells Fargo Securities

Hilltop Securities

Multi-Bank Securities, Inc. (MBS)

Cantor Fitzgerald & Company



ORDINANCE NO: _____

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AMENDING THE INVESTMENT POLICY OF THE CITY OF CIBOLO; APPOINTING THE CITY'S INVESTMENT OFFICERS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 2256 of the Texas Government Code, commonly known as the “Public Funds Investment Act” requires the City to adopt a written investment policy by rule, order, ordinance or resolution annually; and

WHEREAS, the Public Funds Investment Act requires changes made to the Policy be recorded; and

WHEREAS, the Public Funds Investment Act requires the City to designate by rule, order, ordinance, or resolution, one or more officers or employees as investment officers responsible for the investment of funds consistent with the adopted written investment policy; and

WHEREAS, the City of Cibolo Investment Policy also includes the Cibolo Economic Development Corporation (CEDC) to allow for the prudent investment of the CEDC's funds, as authorized by the Cibolo City Council and the Cibolo Economic Development Corporation Board of Directors; and

WHEREAS, Ordinance 1418 last amended the investment policy for the City of Cibolo in November 2023; and

WHEREAS, the attached Investment Policy and incorporated revisions comply with the Public Funds Investment Act, and authorize the investment of funds in safe and prudent investments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1

The Investment Policy herein attached as Exhibit “A” to this Ordinance is compliant with the following requirement of the Public Funds Investment Act. The Investment Policy notes the following changes from the prior year:

- IV. Responsibility and Control – added the expansion for “FDIC” and added “NCUSIF” and its expansion to clarify allowance of credit unions insurance/collateral, and changed “bank” to “financial institution” on page 5.
- VII. Authorized Investments – abbreviated “FDIC” and “NCUSIF”, and changed “bank” to “financial institution” on page 7

- VII. Authorized Investments – added “third-party” to safekeeping agent under Delivery versus Payment section on page 8.
- X. Collateral, Safekeeping & Custody – updated to include “NCUSIF” to collateral policy on page 10.
- X. Collateral, Safekeeping & Custody – replaced “City” with “Entity” and replaced “bank or banks” with “third-party safekeeping agent” to collateral policy on page 10.

SECTION 2

The City Manager, Assistant City Manager, Finance Director and Accounting Manager are hereby named as investment officers of the City to be responsible for the investment of its funds consistent with the Investment Policy.

SECTION 3 CUMULATIVE CLAUSE

That this Ordinance shall be cumulative of all other ordinances of the City of Cibolo, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4 SEVERABILITY

That it is hereby declared to be the intention of the City Council of the City of Cibolo that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

SECTION 5 EFFECTIVE DATE

This Ordinance shall take effect immediately.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF NOVEMBER 2024.

Mark Allen, Mayor

ATTEST:

Peggy Cimics, TRMC, City Secretary

EXHIBIT A

CITY OF CIBOLO AND CIBOLO ECONOMIC DEVELOPMENT CORPORATION

INVESTMENT POLICY

I. INTRODUCTION

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of Cibolo (the "City") and the Cibolo Economic Development Corporation (the "EDC") in order to achieve their desired investment goals. In accordance with state statute, the City Council and Board of Directors of the EDC ("the Board") shall review its investment strategies and policy not less than annually. This Policy satisfies the statutory requirement of Texas Government Code Chapter 2256, the Public Funds Investment Act (the "Act").

Throughout this Investment Policy, the City and EDC shall be collectively referred to as the "Entity".

II. SCOPE

This Investment Policy applies to all financial assets of the Entity. The funds are accounted for in the Entity's Annual Comprehensive Financial Report and include (but are not limited to):

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Projects Funds
- Enterprise Funds
- Economic Development Funds

When advantageous, the Entity will consolidate cash balances to optimize investment strategy implementation. Investment income will be allocated to the consolidated funds based on their respective participation in the consolidated balances and in accordance with generally accepted accounting principles.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds. However, this Policy does not apply to the assets administered for the benefit of the Entity by outside agencies under pension plans or deferred compensation programs.

III. INVESTMENT OBJECTIVES, STRATEGY AND MAXIMUM MATURITY

Objectives

It is the policy of the Entity that all funds shall be managed and invested in conformance with State and Federal Regulations, applicable bond covenants and ordinances, and this adopted Investment Policy. The Entity shall manage and invest available funds with these primary objectives:

- Preservation and safety of principal;
- Maintenance of adequate liquidity;
- Promotion of public trust; and
- Attainment of risk-appropriate yield.

Investment Strategy and Maximum Maturity

The Entity shall maintain a proactive cash management program which includes timely collection of accounts receivable, vendor payments in accordance with invoice terms, and prudent investment of assets. Cash management is the process of managing monies in order to ensure maximum cash availability and reasonable yield on short-term investments.

The Entity may maintain one commingled portfolio for investment purposes which incorporates the specific investment strategy considerations and the unique characteristics of the fund groups represented in the portfolio:

A. Operating Funds

This fund group includes the total of cash and investments for current operations plus all required operating reserves for the following fund types: general fund, enterprise funds, and special revenue funds.

- Suitability – Any investment eligible in the Investment Policy is suitable for Operating Funds.
- Safety of Principal – All investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, by managing the weighted average days to maturity for the Operating Funds to 270 days or less and restricting the maximum allowable maturity to two years, the price volatility of the overall portfolio will be minimized.
- Liquidity – The short-term Operating Funds require the greatest short-term liquidity of any of the Fund types. Cash equivalent investments will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.
- Marketability – Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.
- Diversification – Investment maturities should be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the Entity. Market cycle risk will be reduced by diversifying the appropriate maturity structure out through two years.
- Yield – Attaining a competitive market yield for comparable investment types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio will be the minimum yield objective.

B. Debt Service Funds

- Suitability – Any investment eligible in the Investment Policy is suitable for the Debt Service Funds.
- Safety of Principal – All investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, by managing Debt Service Funds to not exceed the debt service payment schedule, the market risk of the overall portfolio will be minimized.
- Liquidity – Debt Service Funds have predictable payment schedules. Therefore, investment maturities should not exceed the anticipated cash flow requirements. Cash equivalent investments may provide a competitive yield alternative for short term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment. This investment structure is commonly referred to as a flexible repurchase agreement.

- Marketability – Securities with active and efficient secondary markets are not necessary as the event of an unanticipated cash flow requirement is not probable.
- Diversification – Market conditions influence the attractiveness of fully extending maturity to the next “unfunded” payment date. Generally, if investment rates are anticipated to decrease over time, the Entity is best served by locking in most investments. If the interest rates are potentially rising, then investing in shorter and larger amounts may provide advantage. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.
- Yield – Attaining a competitive market yield for comparable investment types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio shall be the minimum yield objective.

C. Debt Service Reserve Funds

- Suitability – Any investment eligible in the Investment Policy is suitable for Debt Service Reserve Funds. Bond resolution and loan documentation constraints and insurance company restrictions may create specific considerations in addition to the Investment Policy.
- Safety of Principal – All Investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, managing Debt Service Reserve Fund maturities to not exceed the call provisions of the borrowing reduces the investment’s market risk if the Entity’s debt is redeemed and the Reserve Fund liquidated. No stated final investment maturity shall exceed the shorter of the final maturity of the borrowing or five years. Annual mark-to-market requirements or specific maturity and average life limitations within the borrowing’s documentation will influence the attractiveness of market risk and reduce the opportunity for maturity extension.
- Liquidity – Debt Service Reserve Funds have no anticipated expenditures. The funds are deposited to provide annual debt service payment protection to the Entity’s debt holders. The funds are “returned” to the Entity at the final debt service payment. Market conditions and arbitrage regulation compliance determine the advantage of investment diversification and liquidity. Generally, if investment rates exceed the cost of borrowing, the Entity is best served by locking in investment maturities and reducing liquidity. If the borrowing cost cannot be exceeded, then concurrent market conditions will determine the attractiveness of locking in maturities or investing shorter and anticipating future increased yields.
- Marketability – Securities with less active and efficient secondary markets are acceptable for Debt Service Reserve Funds.
- Diversification – Market conditions and the arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for Debt Service Reserve Funds. At no time shall the final debt service payment date of the bond issue be exceeded in an attempt to bolster yield.
- Yield – Achieving a positive spread to the applicable borrowing cost is the desired objective. Debt Service Reserve Fund portfolio management shall at all times operate within the limits of the Investment Policy’s risk constraints.

D. Bond Proceeds and Capital Projects Funds

- Suitability – Any investment eligible in the Investment Policy is suitable for the Bond Proceeds and Capital Projects Funds.

- Safety of Principal – All investments will be of high quality with no perceived default risk. Market fluctuations may occur. However, by restricting the maximum maturity to three years and by managing the Bond Proceeds and Capital Projects Funds to balance the short term and long term anticipated cash flow requirements, the market risk of the portfolio will be minimized.
- Liquidity – Selecting investment maturities that provide greater cash flow than the anticipated needs and maintaining appropriate cash-equivalent balances will reduce the liquidity risk of unanticipated expenditures.
- Marketability – The balancing of short-term and long-term cash flow needs requires the short-term portion of the Bond Proceeds and Capital Projects Funds to have securities with active and efficient secondary markets.
- Diversification – Investment maturities should blend the short-term and long-term cash flow needs to provide adequate liquidity, yield enhancement, and stability.
- Yield – Attaining a competitive market yield for comparable investment types and portfolio structures is the desired objective, however this portfolio maintains an investment strategy to comply with any applicable arbitrage or yield restriction regulations.

E. Economic Development Funds

These funds are designated for economic development projects.

- Suitability – Any investment eligible in the Investment Policy is suitable for Economic Development Funds.
- Safety of Principal – All investments will be of high quality with no perceived default risk. Market fluctuations may occur. However, by managing the weighted average days to maturity for the Economic Development Funds to 365 days or less and restricting the maximum allowable maturity to two years, the price volatility of the overall portfolio will be minimized. This will help provide a balance of the short-term and long-term anticipated cash flow requirements.
- Liquidity – Cash equivalent investments will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.
- Marketability – Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.
- Diversification – Investment maturities should be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the Entity. Market cycle risk will be reduced by diversifying the appropriate maturity structure out through two years.
- Yield – Attaining a competitive market yield for comparable investment types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio will be the minimum yield objective.

The Entity shall pursue a proactive investment portfolio management strategy. Securities may be sold before they mature if market conditions present an opportunity for the Entity to benefit from the trade, but the strategy will be primarily buy-and-hold. The Investment Officers will monitor the contents of the portfolio, the available markets, and the relative value of competing instruments to adjust the portfolio in response to market conditions.

IV. RESPONSIBILITY AND CONTROL

Delegation of Authority and Training

Authority to manage the Entity's investment program is derived from adoption of this Investment Policy. The City Manager, Assistant City Manager, Finance Director, and Accounting Manager are designated as Investment Officers of the Entity. The Investment Officers are authorized to give written and oral instructions to place orders for the purchase of investments. No other person may deposit, withdraw, invest, transfer, or otherwise manage Entity funds eligible for investment. The Finance Director is responsible for day-to-day investment decisions and activities. The Finance Director shall establish procedures for the operation of the investment program, consistent with this Investment Policy.

The Officer will monitor on no less than a monthly basis, the Federal Deposit Insurance Corporation (FDIC), National Credit Union Share Insurance Fund (NCUSIF), or collateralized status of any financial institution deposit owned by the Entity. If a merger or acquisition of the financial institution has placed the Entity in a position which is not insured by the FDIC, NCUSIF, or collateralized, the Investment Officer will prudently redeem the deposit.

In order to ensure qualified and capable investment management, each Investment Officer shall attend at least one training session, from an approved independent training source, containing at least 10 hours of instruction relating to the Officer's responsibility under the PFIA within 12 months after assuming duties. Thereafter, each Investment Officer shall additionally attend at least one training session, from an approved independent training source, containing at least 8 hours of instruction relating to the Officer's responsibility under the PFIA not less than once in a two-year period. The two-year period shall begin on the first day of the Entity's fiscal year and consist of the two consecutive fiscal years after that date.

For purposes of this Policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institution of higher education or any other sponsor authorized to issue PFIA training certification. A list of independent training sources is included in Appendix A. The training must include education in investment controls, security risks, strategy risks, market risks, diversification of an investment portfolio, and compliance with PFIA.

Investment Advisor

The governing body of the Entity may contract with an investment management firm, registered under the Investment Advisor's Act of 1940 (15 U.S.C. Section 80b-1 et seq.), to provide for the investment and management of the funds of the Entity. The original contract will be for a term no longer than two (2) years. Renewal or extension of the contract must be by resolution of the governing body of the Entity.

Internal Controls

The Finance Director is responsible for establishing and maintaining an internal control structure designed to reasonably assure that assets are protected from loss, theft, or misuse. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires ongoing estimates and judgments by management.

The internal controls shall address the following points:

- Avoidance of collusion.
- Separation of transaction authority from accounting and record keeping.
- Independent security safekeeping and collateral custody.
- Clear delegation of authority to subordinate staff members.
- Written confirmation for all transactions.

V. PRUDENCE

The standard of care to be applied to all Entity investments shall be the "prudent person" rule, which states:

"Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived."

In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration the investment of all funds under the Entity's control, over which the Officer has responsibility rather than a consideration as to the prudence of a single investment and whether the investment decision was consistent with the written Investment Policy.

The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally liable for a specific investment's credit risk or market price changes, provided that these deviations are reported in a timely manner to the City Manager, the City Council and/or Board and that appropriate action is taken to control adverse developments.

VI. ETHICS AND CONFLICTS OF INTEREST

Investment Officers shall refrain from personal or business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. Entity staff shall disclose to the City Manager any conflict with or personal and business financial interests in financial institutions that conduct investment business with the Entity. They shall further disclose positions that could be related to the performance of the Entity's portfolio. Investment Officers shall subordinate their personal financial transactions to those of the Entity, particularly with regard to timing of purchases and sales.

An Investment Officer who has a personal business relationship with an organization seeking to sell an investment to the Entity shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the Entity shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing bodies of the Entity.

VII. AUTHORIZED INVESTMENTS

Assets of the Entity may be invested only in the following instruments as further defined by the Act. If changes are made by the Act, they are not authorized until this Policy is modified and adopted by the City Council. All securities transactions will be made on a delivery-versus-payment basis and all owned securities will be safekept by the Entity's safekeeping agent or approved depository and those held as collateral will be held by the Entity's custodian.

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities.
- B. Direct obligations of this state or its agencies and instrumentalities.
- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States.
- D. Obligations of any state or political subdivisions of a state rated A or better by a nationally recognized credit rating agency, not to exceed two years to maturity.
- E. Interest-bearing financial institution deposits that are guaranteed or insured by the FDIC or its successor; or the NCUSIF or its successor.
- F. Certificates of deposit, and other forms of deposit, issued by a depository institution that has its main office or branch office in Texas which meets the requirements of the PFIA and is guaranteed or insured by the FDIC, or its successor or the NCUSIF or its successor or collateralized as defined by this Policy.
- G. Brokered Certificates of Deposit, and other forms of deposit, issued by one or more federally insured depository institutions, wherever located, provided that the funds are invested through a broker or depository institution that has its main office or branch office in Texas, is selected from a list of authorized brokers, and deposited for the account of the Entity. The full amount of the principal and accrued interest of each deposit is insured by the United States or an instrumentality of the United States.
- H. AAA-rated, constant dollar Local Government Investment Pools as defined by the Act and authorized by the City Council and Board of Directors.
- I. SEC registered, no-load money market mutual funds that comply with the requirements of State law and seek to maintain a stable net asset value or \$1.0000.

The Entity's authorized investment options are more restrictive than those allowed by State law. State law specially prohibits investment in the following investment securities:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- C. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Delivery versus Payment

All securities shall be purchased on a delivery versus payment (DVP) settlement basis. Funds shall not be released until receipt of the security by the Entity's approved third-party safekeeping agent. The security shall be held in the name of the Entity or held on behalf of the Entity. The safekeeping agent's records shall assure the notation of the Entity's ownership of or explicit claim on the securities and shall provide the Entity proof of possession with an original safekeeping receipt/report delivered directly to the Entity.

Competitive Environment

The Entity requires a competitive environment for all individual security purchases and sales, financial institution time deposit and transaction accounts, and money market mutual fund and local government investment pool selections. The Finance Director shall develop and maintain procedures for ensuring a competitive environment in the investment of the Entity's funds.

VIII. QUARTERLY REPORTING

The Finance Director shall submit a written investment report to Council and the Board at least quarterly and in a timely manner. The reports shall detail positions and all investments. It may include strategies employed in the most recent quarter and describe maturities, risk characteristics, and investment performance against the Policy benchmark. Weighted average yield to maturity will be the Entity's performance measurement standard. The report must:

- Describe in detail the investment position of the Entity on the date of the report;
- Be prepared jointly by all Investment Officers;
- Be signed by each Investment Officer;
- Contain a summary statement of each pooled fund group that states the:
 - a. Beginning market value for the reporting period;
 - b. Ending market value for the period; and
 - c. Fully accrued interest for the reporting period.
- State the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
- State the maturity date of each separately invested asset that has a maturity date;
- State the account or fund or pooled group fund in the Entity for which each individual investment was acquired;
- State the compliance of the investment portfolio of the Entity as it relates to:
 - a. The investment strategy expressed in the Entity's Investment Policy; and
 - b. Relevant provisions of the PFIA; and
 - b. State the rate of return on the investment portfolio.

In conjunction with the quarterly investment reporting, the Investment Officer will obtain and verify market prices and issuer ratings from reliable, independent sources.

Compliance Audits

The Entity, in conjunction with its annual financial audit, will require the audit firm to conduct a compliance audit of the management controls on investments and adherence to investment policies. Also, in conjunction with the annual audit, the quarterly reports shall be formally reviewed and the result of the review shall be reported to the Council and Board by that auditor. Said results may be included in the annual audit report.

Effect of Loss of Authorization or Rating

The Entity is not required to liquidate investments that were authorized investments at the time of purchase but no longer meet one or more requirements of this Policy. An investment that requires a minimum credit rating does not qualify as an authorized investment if, during the period, the investment does not have the minimum required rating. The Entity shall take all prudent measures that are consistent with this Investment Policy to liquidate an investment that does not have the minimum rating.

IX. SELECTION OF QUALIFYING INSTITUTIONS

Depository

At least every five years, a Primary Depository shall be selected through a formal request for application (RFA) process in accordance with Texas Local Government Code 105.017. In selecting a primary depository, the services, cost of services, credit worthiness, earnings potential, and collateralization by the institutions shall be considered. It is the policy of the Entity to permit selection of a depository outside municipal boundaries.

The selection of a primary depository will be determined by evaluation of the “most advantageous” criteria during the RFA process, and may include the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law,
- The ability to provide requested information or financial statements for the periods specified,
- The ability to meet the minimum required items in the banking RFA,
- Complete response to all required items on the RFA form, and
- Competitive net banking service cost, consistent with the ability to provide an appropriate level of service.

Broker/Dealers

A list of qualified broker/dealers will be reviewed, revised, and adopted at least annually by the City Council to engage in securities transactions with the Entity. No broker/dealer may be used if not on the approved list.

Investment Policy Certification

All local government investment pools and discretionary investment management firms must acknowledge, in writing, that the organization has received and reviewed the Entity’s Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the Entity’s Policy and in accordance with the PFIA.

X. COLLATERAL, SAFEKEEPING AND CUSTODY

Time and Demand Pledged Collateral

All Entity demand and time deposits shall be secured above FDIC or NCUSIF coverage by pledged collateral. In order to anticipate market changes and provide a level of security for all funds, the market value of securities pledged as collateral will be maintained and monitored by the depository at 102% of the principal and accrued interest of the deposits less the applicable level of FDIC or NCUSIF insurance. It is the responsibility of the depository to monitor collateral margins at all times. Letters of credit shall be equal to or greater than 100% of the principal and anticipated interest of the deposits less the applicable level of FDIC or NCUSIF insurance.

Collateral pledged to secure deposits of the Entity shall be held by a third-party custodian outside the holding company of the depository in accordance with a custodial agreement signed by authorized representatives of the Entity, the Depository, and the custodian (as appropriate). The Entity shall approve all third-party custodians for the holding of securities pledged to the Entity as collateral to secure financial institution deposits. A pledge receipt shall be issued to the Entity listing the specific investment, rate, maturity, and other pertinent information. The Entity shall receive a complete, monthly listing of collateral directly to the Entity.

Financial institutions serving as Entity Depositories will be required to sign a depository agreement with the Entity. The collateralized deposit portion of the agreement shall define the Entity's rights to the collateral in case of default, bankruptcy, or closing, and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement must be executed by the Depository and Entity contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to the Entity; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

All collateral shall be subject to inspection and audit by the Finance Director or the Entity's independent auditors.

Authorized Collateral

The Entity shall accept all forms of collateral eligible within the Public Funds Collateral Act. The Entity reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards financial institution deposits.

Safekeeping Agreements

The Entity shall contract with a third-party safekeeping agent for the safekeeping of securities owned by the Entity as part of its investment portfolio. Securities owned by the Entity shall be held in the Entity's account as evidenced by safekeeping receipts of the institution holding the securities.

XI. INVESTMENT POLICY ADOPTION

The Entity Investment Policy shall be reviewed and adopted by ordinance/resolution of the City Council and the EDC Board no less than annually, whether or not any changes are to be made. The ordinance/resolution shall include a description of all changes made to the policy.

APPENDIX A

INDEPENDENT TRAINING SOURCES

Government Finance Officers Association

Government Finance Officers Association of Texas

Government Treasurers' Organization of Texas

International City/County Management Association

Texas Municipal League

Council of Governments

University of North Texas Center for Public Management

American Institute of Certified Public Accountants

APPENDIX B

QUALIFIED BROKER/DEALER LIST

The authorized broker/dealer list for the Entity is shown below. Each of these firms, and the individual covering the account, are sent the current Investment Policy:

FHN Financial

Wells Fargo Securities

Hilltop Securities

Multi-Bank Securities, Inc. (MBS)

Cantor Fitzgerald & Company

Government Treasurers' Organization of Texas

Investment Policy Certification Checklist

Entity: City of Cibolo

Office Use Only
Reviewer:
Date:

***Applicant** must indicate in this column where item is located in the investment policy submitted for review. (Example: Authorized and Suitable Investments, Section 6, page 10)

****Revised: July 2023**

CRITERIA	PLACEMENT IN POLICY*	ACCEPTABLE (RECOMMENDATIONS)**	UNACCEPTABLE (RECOMMENDATIONS)
Policy Statement Policy statement emphasizing the guiding principles of the investment program and conformance to all statutes, rules and regulations governing the investment of public funds.	I INTRODUCTION		
Scope List of funds covered by the policy. Funds can either be defined specifically as they are listed in the audited annual financial report, or more generally (i.e. short-term operating funds). This section should also specify which funds, if any, are combined for investing purposes as a "pooled fund group", and which funds are managed as "separately invested assets", as defined in PFIA 2256.002(9) .	II SCOPE		
General Objectives Investment policy must primarily emphasize safety of principal, liquidity [PFIA 2256.005 (b)(2)], and yield [PFIA 2256.005 (b)(3)]. Policy includes procedures to monitor rating changes and liquidation of such investments consistent with [PFIA 2256.005 (b)(4)(F)].	III INVESTMENT OBJECTIVES, STRATEGY & MAX MATURITY - OBJECTIVES		
Prudent Person Rule "Prudent Person" statement relating to the standard of care that must be exercised when investing public funds. PFIA 2256.006 (a-b)	IV RESPONSIBILIT & CONTROL – PRUDENCE		
Capability of Investment Management Investment policy must address quality and capability of investment management. PFIA 2256.005 (b)(3)	IV RESPONSIBILIT & CONTROL – DELEGATION OF AUTHORITY & TRAINING		
Ethics Disclosure and Conflicts of Interest Investment Policy must require the investment officer(s) to file a disclosure statement with the Texas Ethics Commission and the governing body if: <ul style="list-style-type: none"> a. the officer has a personal business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i)(1-3)); or b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i) 	VI ETHICS & CONFLICTS OF INTEREST		

CRITERIA	PLACEMENT IN POLICY*	ACCEPTABLE (RECOMMENDATIONS)**	UNACCEPTABLE (RECOMMENDATIONS)
<p>Delegation of Investment Authority Investment Policy must designate one or more officers of the entity as the investment officer(s) responsible for the investment of its funds (does not apply to a state agency, local government, or investment pool for which an officer of the entity is assigned by law the function of investing funds). PFIA 2256.005 (f)</p>	<p>IV RESPONSIBILITY & CONTROL – DELEGATION OF AUTHORITY & TRAINING</p>		
<p>Investment Training Investment training is required for the treasurer, CFO, and the investment officer(s) of a local government (see 2256.007 for training requirements for state agencies). Training must be received from an independent source, <i>approved by the entity's governing body or investment committee</i>, and must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with PFIA. The hours of training vary and must be completed within a specific number of months of taking office or assuming duties. Thereafter, renewal training hours must be completed every two years. (State Agencies, Higher Education, and Community Colleges training cycles are concurrent with the state fiscal biennium.) (Local governments training cycles are concurrent with the government s' fiscal year.) Training hours vary with entity types and investment holdings of municipalities and schools with local investments. Training requirements can be viewed at https://gtot.nctcog.org/training/pfia-workshops/training-requirements. PFIA 2256.008</p>	<p>IV RESPONSIBILITY & CONTROL – DELEGATION OF AUTHORITY & TRAINING</p>		

CRITERIA	PLACEMENT IN POLICY*	ACCEPTABLE (RECOMMENDATIONS)**	UNACCEPTABLE (RECOMMENDATIONS)
<p>Signed Investment Policy Certification form HB 1701 changes “person” to “business organization” and narrowly defines business organization as either an investment pool or an investment management firm under contract to manage the entity’s portfolio with discretionary authority. Very few investment management contracts for public funds grant such discretion, meaning investment pools will generally be the only organizations still required to sign this certification. This bill has all but killed the legal requirement for the policy certification; Public entities may wish to revise their investment policy as it seems likely that brokers, absolved of this legal requirement, may no longer be willing to sign those certifications.</p> <p>Public entities should still provide their investment policy to their brokers, who in fact should be asking for it. Among other things, FINRA’s “Know Your Customer” rules, largely established by the suitability requirements of FINRA Rule 2111, require that brokers, “have a reasonable basis to believe that a recommendation is suitable for a particular customer based on that customer’s investment profile.” Providing the broker with your investment policy should very clearly describe your investment profile, particularly with regard to the primary objective of safety of principal.</p> <p>Compliant certification includes acknowledging that the business organization has: a. received and reviewed the entity’s Investment Policy; and b. implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the entity and the organization that are not authorized by the entity’s Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the entity’s entire portfolio or requires an interpretation of subjective investment standards. PFIA 2256.005 (k-l)</p>	<p>IX SELECTION OF QUALIFYING INSTITUTIONS-INVESTMENT POLICY CERTIFICATION</p>		
<p>Establishment and annual review of qualified bidders list Investment Policy must require either the entity’s governing body, or its Investment Committee to, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the entity. PFIA 2256.025</p>	<p>IX SELECTION OF QUALIFYING INSTITUTIONS-BROKER/DEALERS</p>		
<p>Independent Third-Party Safekeeping Securities and collateral will be held by a third-party custodian designated by the entity, and held in the entity’s name as evidenced by safekeeping receipts of the institution with which the securities are deposited.</p>	<p>X COLLATERAL, SAFEKEEPING & CUSTODY-SAFEKEEPING AGREEMENTS</p>		
<p>Delivery vs. Payment Investment Policy must require “delivery vs. payment” (DVP) settlement of all transactions, except local government investment pool and mutual fund transactions. PFIA 2256.005 (b)(4)(E)</p>	<p>VII AUTHORIZED INVESTMENTS - DVP</p>		

CRITERIA	PLACEMENT IN POLICY*	ACCEPTABLE (RECOMMENDATIONS)**	UNACCEPTABLE (RECOMMENDATIONS)
<p>Competitive Bidding Investment Policy should require at least three competitive offers or bids for all individual security purchases and sales (excluding transactions with money market mutual funds, local government investment pools and when issued securities, which are deemed to be made at prevailing market rates).</p>	<p>VII AUTHORIZED INVESTMENTS – COMPETITIVE ENVIRONMENT</p>		
<p>Suitable and Authorized Investments List the types of authorized investments in which the investing entity’s funds may be invested. Investments authorized by PFIA are listed in Sections 2256.009 – 2256.016 and Section 2256.019 – 2256.0201. It is recommended that investment descriptions be either directly quoted from PFIA and/or referenced to PFIA. Be sure to include minimum required ratings and maximum allowable stated maturities, where applicable. If Repurchase Agreements are an authorized investment, the policy should require execution of a “Master Repurchase Agreement”. Your policy may be more restrictive than PFIA and need not include every investment authorized by PFIA. PFIA 2256.005 (b)(4)(A-B)</p>	<p>VII AUTHORIZED INVESTMENTS</p>		
<p>Prohibited Investments An entity may choose to prohibit certain investments that are authorized by PFIA. The Policy should either: a. list prohibited investments, including those specifically prohibited in PFIA 2256.009 (b)(1-4); or b. state only those investments listed in this section are authorized.</p>	<p>VII AUTHORIZED INVESTMENTS</p>		
<p>Effect of Loss of Required Rating All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating. PFIA 2256.021 (do we need to state this twice, it was added to General Objectives)</p>	<p>VIII QUARTERLY REPORTING- EFFECT OF LOSS OF AUTHORIZATIO N OR RATING</p>		
<p>Collateral Policy The governing body must approve a written policy relating to collateralization. It should be included in the Investment Policy and require collateralization for all uninsured collected balances, plus accrued interest, if any. In addition, the policy should address acceptance, substitution, release, and valuation of collateral. Collateral for Public Funds, Chapter 2257, Texas Government Code</p>	<p>X COLLATERAL, SAFEKEEPING & CUSTODY- TIME & DEMAND PLEGDED COLLATERAL</p>		
<p>Diversification and Maximum Maturities Investment policy must address investment diversification, yield, and maturity. (Yield is normally addressed under General Objectives following primary objectives of safety of principal and liquidity.) PFIA 2256.005 (b)(3)</p>	<p>III INVESTMENT OBJECTIVES, STRATEGY & MAX MATURITY -INVESTMENT STRATEGY & MAX MATURITY</p>		

CRITERIA	PLACEMENT IN POLICY*	ACCEPTABLE (RECOMMENDATIONS)**	UNACCEPTABLE (RECOMMENDATIONS)
<p>Investment Strategies The Investment Policy must require adoption by the governing body of a separate investment strategy for each of the funds, or group of funds, under its control. Each investment strategy must describe the investment objectives for the particular fund using the following priorities in order of importance:</p> <ol style="list-style-type: none"> (1) understanding of the suitability of the investment to the financial requirements of the entity; (2) preservation and safety of principal; (3) liquidity; (4) marketability of the investment if the need arises to liquidate the investment before maturity; (5) diversification of the investment portfolio; and (6) yield (assign performance benchmarks as appropriate) PFIA 2256.005 (d) 	<p>III INVESTMENT OBJECTIVES, STRATEGY & MAX MATURITY -INVESTMENT STRATEGY & MAX MATURITY</p>		
<p>Weighted Average Maturity for Pooled Fund Groups If your entity combines funds as a “pooled fund group” for investing purposes, then the maximum dollar-weighted average maturity of the portfolio, based on the stated maturity date, must be included in your Investment Policy. PFIA 2256.005 (b)(4)(C)</p>	<p>VIII QUARTERLY REPORTING</p>		
<p>Quarterly Reporting Investment Policy must require quarterly investment reports, prepared by the investment officer(s) and submitted to the governing body. Specific PFIA reporting requirements should be either be included in your policy or referenced to PFIA. PFIA 2256.023</p>	<p>VIII QUARTERLY REPORTING</p>		
<p>Review by Independent Auditor Quarterly reports must be formally reviewed at least annually by an independent auditor and reported to the governing body. (An entity is exempt from this review if it <i>only</i> invests in money market mutual funds, investment pools or accounts offered by its depository bank in the form of CDs or money market accounts.) PFIA 2256.023 (d)</p>	<p>VIII QUARTERLY REPORTING-COMPLIANCE AUDITS</p>		
<p>Marking to Market The market value of the portfolio must be determined at least quarterly and included in the quarterly investment reports. The Investment Policy must include methods to monitor the market price of investments acquired with public funds (e.g. IDC, Bloomberg, etc.) PFIA 2256.005 b)(4)(D)</p>	<p>VIII QUARTERLY REPORTING</p>		
<p>Internal Controls Investment Policy must require, in conjunction with its annual financial audit, a compliance audit of management controls on investments and adherence to the entity’s established investment policies (see 2256.005(n) for the requirement for state agencies). PFIA 2256.005 (m)</p>	<p>VIII QUARTERLY REPORTING-COMPLIANCE AUDITS</p>		
<p>Exemption for Existing Investments An entity is not required to liquidate investments that were authorized investments at the time of purchase. PFIA 2256.017</p>	<p>VIII QUARTERLY REPORTING-EFFECT OF LOSS OF AUTHORIZATION OR RATING</p>		

CRITERIA	PLACEMENT IN POLICY*	ACCEPTABLE (RECOMMENDATIONS)**	UNACCEPTABLE (RECOMMENDATIONS)
<p>Annual Review and Adoption of Investment Policy and Strategies Investment Policy must require the governing body to, not less than annually, adopt a written instrument stating that it has reviewed the Investment Policy and investment strategies and that the written instrument so adopted shall record any changes made to either the policy or strategies. PFIA 2256.005 (e)</p>	<p>XI INVESTMENT POLICY ADOPTION</p>		

**Reviewer may assign an “acceptable” grade to an item and, if desired, also indicate how the discussion of the item may be improved in the policy.



City Council Regular Meeting Staff Report

B. Approval/Disapproval of an Ordinance of the City of Cibolo for a Conditional Use Permit (CUP) request to allow an Accessory Living Quarters use in a Manufactured Home District (MH-1) for certain real property located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Ordinances Item: 10B.
From	
Eron Spencer, Senior Planner	
Staff Contact(s)	
Eron Spencer,	

CITY COUNCIL ACTION: Conduct 2nd Public Hearing

PLANNING & ZONING COMMISSION RECOMMENDATION: Approval with staff recommended conditions by 7-0 vote

PROPERTY INFORMATION:

Project Name: CUP-24-07
 Owners: Gerardo Padilla Barajas
 Representative: Gerardo Padilla Barajas
 Location/Area: 432 Tolle Road, 1.93 acres
 Location: Tolle Road, north of Ayala Lane
 Council District: 7
 Future Land Use: Estate Residential
 Existing Zoning: Manufactured Home Residential (MH-1)
 Requested Zoning: Conditional Use Permit (CUP)
 Proposed Use: Accessory Living Quarters

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per UDC Article 4.3.1.5. Decisions regarding future engineering of the land occur with the platting process, where the property’s design is known. The applicant property is located within the Manufactured Home Residential (MH-1) zoning district. All immediate neighboring properties are within the SF-2 zoning district, with properties further north and south within Cibolo’s ETJ. The applicant is requesting a Conditional Use Permit for Accessory Living Quarters, which would apply to their existing one-bedroom, one-bathroom structure that does not have a kitchen. This would allow them to place a new manufactured home on the property.

The applicant's property was annexed by the City in 2010 by Ordinance No. 959 and later platted in 2013 with an erroneous note that incorrectly stated the property was outside of Cibolo City Limits. This error led the applicant to believe that permits from the City were not required for the existing structure. As a result of this confusion, the applicant placed a one-bedroom, one-bathroom structure in 2013 without a permit. When applying for a new home years later, the applicant believed the existing structure had become a legal nonconforming use.

The applicant subsequently requested a CUP in 2023 to allow manufactured home residential use in the SF-2 zoning district. This request was denied by City Council on November 13, 2023, with the Council directing the applicant to pursue a zone change to MH-1, which was approved in January 2024. Throughout multiple rounds of meetings and public hearings attended by the applicant, staff repeatedly stated that only one dwelling unit would be permitted on the property. However, the applicant did not clarify their intent to retain the existing structure while adding a new manufactured home, and this miscommunication only came to light when they began applying for permits.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on September 22, 2024, and the [City Website](#). Individual letters were sent by mail to 11 property owners within 200' of the site. To date, staff has received zero (0) in favor of and zero (0) in opposition. Public Hearings were scheduled on October 9, 2024, (Planning & Zoning Commission) and on October 29, 2024, (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the November 12, 2024, City Council meeting.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the CUP for Manufactured Home Residential (MH-1) use for property located at 432 Tolle Road, that it be subject to the following conditions:

1. Building & Fire Codes – Applicant must comply with all Building and Fire Code requirements.
2. Permits & Inspections – All required building permits and Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the Code.
3. Accessory Living Quarters – Only one accessory living quarter is allowed under this conditional use permit
4. Additional Uses – No other conditional uses are allowed under this conditional use permit.
5. MH-1 Regulations – All regulations of the Manufactured Home Zoning District, other than those amended by the Conditional Use Permit, apply to the Property.
6. No Additional requirements changed. None of the requirements for Accessory Dwelling Units are amended or waived. Any structure on the Property can only be considered an Accessory Dwelling Unit if all applicable requirements within the UDC and Cibolo Code of Ordinances are met.
7. Review fees – All fees associated with the review and processing of the application must be paid in full.

CITY COUNCIL ACTION:

1. **Approve** the requested CUP for an Accessory Living Quarters use for property located at 1.93 acres, located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC.
2. **Approve** the requested CUP for an Accessory Living Quarters use for property located at 1.93 acres, located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC, *with any additional conditions City Council may require.*
3. **Deny** the requested CUP for an Accessory Living Quarters use, *with findings.*

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.2 – Conditional Use Permit Approval Considerations

A CUP is intended to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the UDC. An application for a CUP follows the same process as a Zoning Map Amendment Process (rezoning). The Permit, if granted, may include conditions placed upon the development of the property. The Planning & Zoning Commission and City Council shall consider the following, at a minimum, in conjunction with its deliberations for approval or denial of the application and the establishment of conditions: (*for reference, [UDC](#) and [Comprehensive/Master Plan](#)*)

A. Consistency with the Comprehensive Master Plan;

PlaceType: Estate Residential (pg. 40)

Land Use Considerations:

- Primary Land Uses: Single-Family Detached Homes, Cluster Development, Parks and Open Space

- Secondary Land Uses: Civic and Institutional
- Indicators and Assumptions: Lot size (range) ½ to 2 acres

Example Locations:

- Single-Family Detached Homes: Persimmon Drive (south of Green Valley Road)
- Cluster Development: Spring Mesa in Arvada, CO

STAFF FINDING: The Comprehensive Master Plan calls out this parcel as Estate Residential. Appropriate land use types include detached single-family residences, which the applicant will comply. Accessory living quarters are not uncommon in this place type, with some properties within the example locations containing similar accessory structures. Therefore, this amendment is consistent with the Comprehensive Master Plan.

B. Conformance with applicable regulation in this UDC and standards established by the UDC;

PlaceType: Estate Residential (pg. 40)

Character and Intent: Predominantly single-family housing on large lots located throughout the community. Residential uses are oriented with the front of the home facing the street and typically in a subdivision layout with access to some utilities. These kinds of lots may include farm and livestock uses. Cluster development, which involves the conservation of shared open space, natural areas, and scenic views, in exchange for smaller lot sizes, may be an alternative approach in certain circumstances.

STAFF FINDING: The Zoning Map Amendment will promote the health, safety, or general welfare of the City and the safe and orderly development of the City as it complies with the intent of the Comprehensive Master Plan.

C. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk, scale, setbacks and open spaces, landscaping and site development, and access/circulation.

UDC Section 14.9 Manufactured Home Residential

- Intent - The Manufactured Home District is established to provide a single-family residential zoning district most appropriate to an established neighborhood that contains predominantly manufactured home residences. This district allows for HUD-Code manufactured homes, modular homes, or other site-built homes on individual lots and provides for a diversity of housing options. Maximum density is limited to 5.5 dwelling units per acre.
- Permitted uses - manufactured/modular homes.
- Specific uses - subject to Site Plan approval, private recreational amenities.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
6,600 sq ft	75'	25'	20'	10'	40%	35'

STAFF FINDING: The UDC provides lot design guidelines within the MH-1 Zoning District that are designed in scale for compatibility with surrounding mix of residential areas.

It is important to note that the standard of 5.5 units per acre is a measure of the allowed density in this zoning district and not indicative of the number of dwelling units allowed on any individual lot. MH-1 is a single-family zoning district comparable to the SF-6 zoning district which also allows 5.5 units per acre.

D. Potential unfavorable impacts on existing or permitted uses on abutting sites, the extent that such impacts exceed those which reasonably may result from use of the site by a permitted use;

UDC Section 13.1 Uses allowed by right and with a Conditional Use Permit (CUP).

MH-1 uses allowed by right	MH-1 allowed with CUP
Greenhouse*	Accessory Living Quarters
Home Occupation*	Accessory Residential Units, Residential District
Manufactured Modular Housing	Condominium Residential

Single-family Residential	Group Residential
Manufactured Home Residential	Patio Home
Manufactured Modular Housing	Day Care Services (Family)*
Assembly	Day Care Services (Group)*
Community Recreation	Day Care Services (General Commercial) *
Park and Recreation Services	Life Care Services*
Primary Educational Facilities	Nursery School*
Safety Services	Concrete/Asphalt Batching Plant (Temporary)
Secondary Educational Facilities	

*Subject to supplemental use regulations of UDC Article 6.

STAFF FINDING: The use is suitable for the zoning district and the surrounding districts provided the CUP is approved.

E. Modifications to the site plan which would result in increased compatibility or would mitigate potentially unfavorable impacts or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals and general welfare.

STAFF FINDING: The addition of the accessory building conforms with all applicable regulations as well as the intent of the Comprehensive Master Plan.

F. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use.

STAFF FINDING: Staff do not foresee a substantial increase to traffic as a result of granting the CUP for the Accessory Living Quarters use.

Attachments

[Application](#)

[Site Plan](#)

[Accessory Residential Dwelling Unit Analysis](#)

[Property Map](#)

[Ordinance](#)



City of Cibolo

Planning Department
201 Loop 539 W/P.O. Box 826
Cibolo, TX 78108
Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Name: Conditional Use Permit for Accessory Living Quarters

Total Acres: 1.93 Survey Name: Jerónimo Leal Survey 85 Abstract No.: 210

Project Location (address): 432 Tolle Rd Cibolo, TX 78108

Current Zoning: MH-1 Overlay: None Old Town FM 78

Proposed Zoning: MH-1 # of Lots: _____ # of Units: _____

Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____

Current Use: _____ Total Proposed Square Footage: _____

Proposed Use: _____ (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Gerardo Padilla Barajas

Address: 432 Tolle Rd City: Cibolo

State: TX Zip Code: 78108 Phone: (210) 812-1767

Email: nataliapadillainiguez@gmail.com Fax: _____

*Applicant (if different than Owner):

* Letter of Authorization required

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Representative:

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.

Gerardo Padilla Barajas
Owner or Representative's Signature

Gerardo Padilla Barajas
Typed / Printed Name

State of Texas

County of Guadalupe

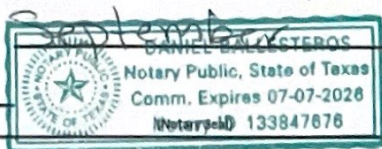
Before me, Daniel Ballesteros, on this day personally appeared

Gerardo Padilla Barajas, to be the person(s) who is/are subscribed to the
Name of Notary Public
Name of signer(s)

foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of September

[Signature]
Notary Public Signature



City of Cibolo
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

To whom may concern,

The purpose of this conditional use permit is to seek approval for an existing accessory unit (Accessory Living Quarters) on my property. The unit, a one-bedroom, one-bathroom structure, was built on the property in 2013. To our understanding, the structure had been grandfathered into the city of Cibolo. The advice given by Guadalupe County when the structure was built, was that the property was not located within the City of Cibolo, and that there would be no need to obtain permitting through the City of Cibolo. Furthermore, the property's plat, dated May 8, 2013, explicitly states that the property "does not lie within the City of Cibolo." As a result, we were unaware of the need to apply for additional permitting for the existing structure.

In September 2023, we applied for a conditional use permit with the purpose of placing a manufactured home on our property. We attended the public hearing, and the City Council recommended that the property be rezoned from SF-2 to MH-1. The rezoning was finalized in January 2024.

After going through that process, we were under the impression that we had satisfied the necessary requirements to place the manufactured home on the property, so we proceeded to purchase the home, pay for the septic system, and pay for the house pad. A couple of days before transporting the home onto our land, so that the septic system could be installed, my daughter decided to go to the permitting department to make sure we weren't missing anything from the City of Cibolo. It was then that we were informed of the need to apply for an additional placement permit to place the manufactured home on the property. We submitted the placement permit application, and it was through this process that we were informed that we would need to apply for an additional conditional use permit for the existing one-bedroom, one-bathroom structure, in order for it to be recognized as an Accessory Living Quarters.

The project number for the manufactured home placement application we submitted is #2024-2091. It is currently pending approval, due to the fact that we need to obtain this conditional use permit for the existing structure.

We greatly appreciate your time and consideration of our request. We are committed to maintaining the character and integrity of our neighborhood, as well as following zoning regulations and ensuring this structure is in harmony with the surrounding area. We kindly ask for your approval and look forward to working together to make this possible. Please do not hesitate to reach out if there is any additional information you may need.

Respectfully,

Gerardo Padilla

SURVEY NOTES

- DATE OF FIELD SURVEY: January 15, 2013
- BASIS OF BEARINGS: Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). Vertical Datum is NAVD 1988
- REFERENCES:
 - R1 - Volume 1148, Page 626, DRGCT, Warranty Deed
 - R2 - Volume 350, Page 495, DRGCT, ROW Easement for Transmission Line
 - R3 - Volume 695, Page 588, DRGCT, Water Easement
- No portion of this property lies within the 100 year flood zone according to the Flood Insurance Rate Map for Guadalupe County, Texas on Community Panel No. 48167029200, with effective date November 7, 2007, as prepared by the Federal Emergency Management Agency (FEMA).

SUBDIVISION NOTES

- This plat was prepared/revised on May 7, 2013.
- This property does not lie within the City of Cibola.
- This property does not lie within the ETJ of the City of Cibola.
- This property does not lie within the Edwards Aquifer Recharge Zone.
- This property lies within the Schertz-Cibola-Universal City ISD.
- This property is served by the following utilities:
 - Electric - Guadalupe Valley Electric Coop
 - Telephone/Cable - Time Warner Cable
 - Water - Green Valley Special Utility District
 - Sewer - None
- Drainage easements designated within this lot shall be owned and maintained by the lot owner, and shall remain free of any obstructions.
- There are no structures on the subject property.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities.
- All set monuments are 1/2" iron rods, unless otherwise noted.
- To the best of our knowledge there are no environmentally sensitive areas related to wetlands, endangered or otherwise listed species. An environmental study was not conducted within the plotted area.
- Selling a portion of the property by metes and bounds is a violation of city ordinances and state law, and is subject to fines/for withholding of utilities and building permits.
- Approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances of codes.
- The City of Cibola will not construct, reconstruct, or maintain any private road constructed within this subdivision. The City of Cibola will only accept public streets for maintenance which have been constructed within adequate Right-of-Way. In accordance with the standards and procedures for public improvements acceptance in its ordinances.
- The City of Cibola reserves the right to rename streets and/or change house numbers due to incompatibility with existing name layout, emergency vehicle response, and mail delivery.

LEGEND

- Found 1/2" rebar with plastic cap "KSC RPLS 5960"
- Found 1/2" rebar with no identification (unless otherwise noted)
- TxDOT aluminum cap ROW marker
- Set 1/2" rebar with plastic cap "TOLANDMARK SURVEYING"
- Calculated Point
- Record Dimensions
- DRGCT - Deed Records, Guadalupe County, Texas
- OPRGCT - Official Public Records, Guadalupe County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: TEXAS LANDMARK SURVEYING, INC.

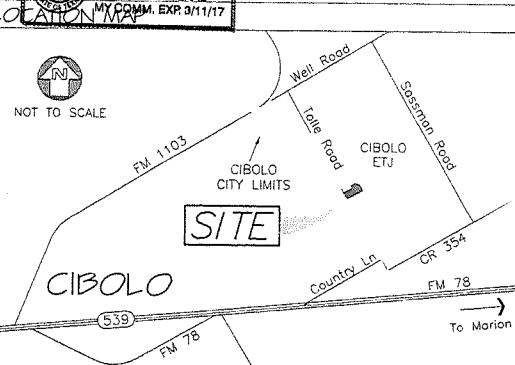
R. J. R. Roll 5/8/2013
ROBERT S. RUKLJANSKI, RPLS #8062
REGISTERED PROFESSIONAL LAND SURVEYOR
FIRM #10164600
JOB #11301093

TEXAS LANDMARK SURVEYING
26254 IH 10 West, Suite 105, Boerne, TX 78006
www.LandmarkSurveying.net (830) 428-1290

STATE OF TEXAS
COUNTY OF BEXAR

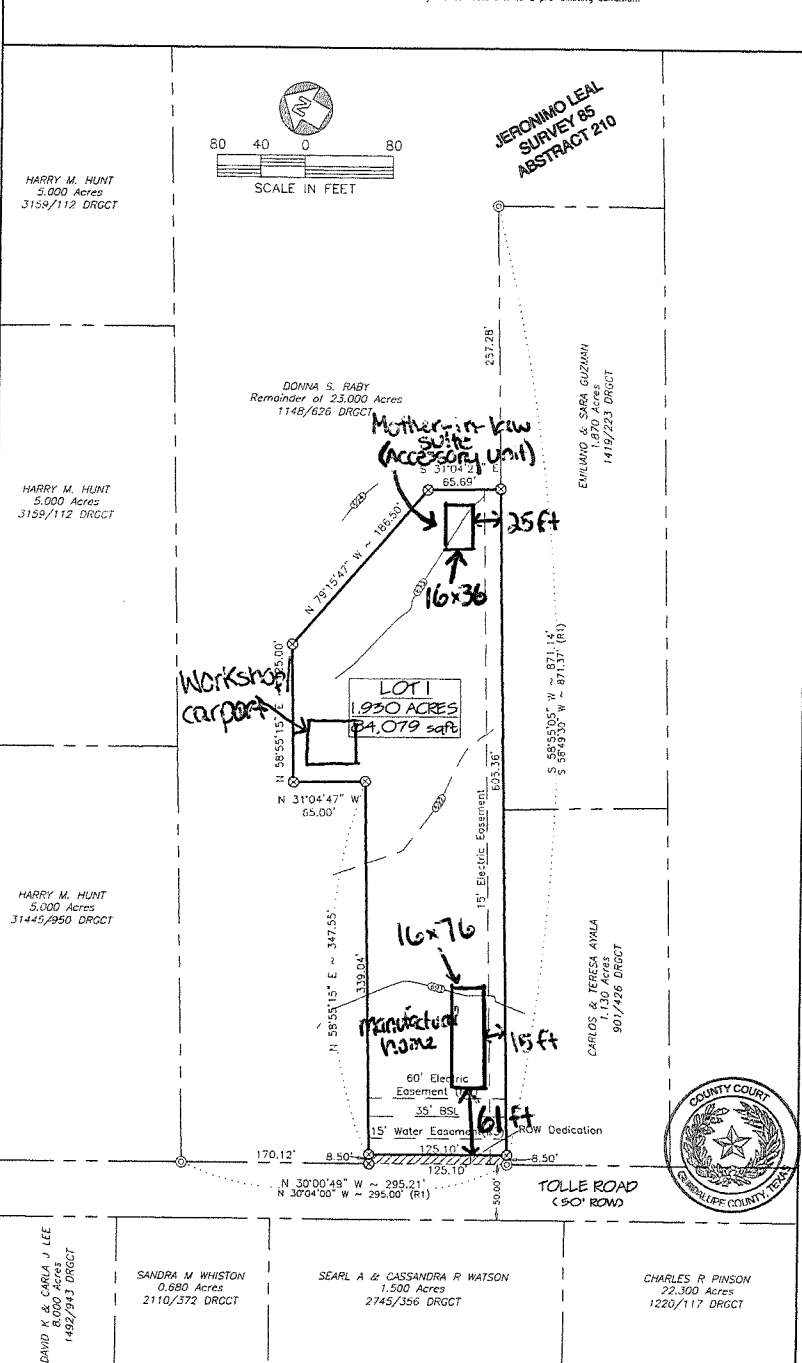
SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF May, 2013

Reed Greene
REED GREENE
NOTARY PUBLIC
STATE OF TEXAS
MY COM. EXPR 3/11/17



EASEMENT CERTIFICATE

The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement with the right to erect, construct, install and lay over and across those areas marked as easements and appurtenances, the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto. It is agreed and understood that no building, concrete slab or walls will be placed within said Easement areas. Any monetary loss to Green Valley SUD resulting from modifications required of utility equipment located within said Easements due to grade change or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but it is not obligated to restore it to a pre-existing condition.



MINOR PLAT OF RABY ESTATES SUBDIVISION

BEING 1.954 acres out of the Jeronimo Leal Survey No. 85, Abstract No. 210, Guadalupe County, Texas, said 1.954 acres being out of the DONNA S. RABY 23,000 acre tract recorded in Volume 1148, Page 626, Deed Records of Guadalupe County, Texas

BEING AT A FOUND 1/2" REBAR WITH NO IDENTIFICATION FOR THE SOUTHWEST CORNER OF THIS TRACT, THE SOUTHWEST CORNER OF SAID RABY 23,000 ACRE TRACT, LOCATED ON THE NORTH ROW OF TOLLE ROAD (50' ROW) FROM WHICH A FOUND 1/2" REBAR FOR THE SOUTHWEST CORNER OF THE CARLOS & TERESA AYALA 1.130 ACRE TRACT, RECORDED IN VOLUME 801, PAGE 426, DRGCT, BEARS NORTH 30° 00' 49" WEST FOR 206.21 FEET (NORTH 30° 04' 00" WEST FOR 209.50 FEET, R1) FOR REFERENCE.

THENCE NORTH 30° 00' 49" WEST FOR 125.10 FEET (NORTH 30° 04' 00" WEST, R1) ALONG THE SOUTH BOUNDARY LINE OF THIS TRACT, THE SOUTH BOUNDARY LINE OF SAID RABY 23,000 ACRE TRACT, THE NORTH ROW OF SAID TOLLE ROAD, TO A SET 1/2" REBAR WITH PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE THROUGH THE INTERIOR OF SAID RABY 23,000 ACRE TRACT, THE FOLLOWING FIVE (5) BEARINGS AND DISTANCES:

- NORTH 58° 55' 15" EAST FOR 347.55 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR AN INTERIOR CORNER OF THIS TRACT;
- NORTH 31° 04' 21" EAST FOR 65.60 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR AN ANGLE POINT OF THIS TRACT;
- NORTH 58° 55' 15" EAST FOR 125.00 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR AN ANGLE POINT OF THIS TRACT;
- NORTH 79° 15' 47" WEST FOR 186.50 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR AN ANGLE POINT OF THIS TRACT;
- SOUTH 31° 04' 21" EAST FOR 65.60 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR THE INTERIOR CORNER OF THIS TRACT LOCATED ON THE NORTHWEST BOUNDARY LINE OF THE EMLANO & SARA GUZMAN 1.970 ACRE TRACT RECORDED IN VOLUME 1419, PAGE 223, DRGCT.

THENCE SOUTH 58° 55' 05" WEST FOR 613.86 FEET (SOUTH 58° 49' 30" WEST, R1) ALONG THE SOUTHWEST BOUNDARY LINE OF THIS TRACT, THE NORTH WEST BOUNDARY LINES OF SAID GUZMAN 1.970 ACRE TRACT AND SAID AYALA 1.130 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 1.954 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF GUADALUPE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, CERTAIN AREAS IDENTIFIED AS PRIVATE FOREVER ALL SHELTERS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Donna S. Raby
DONNA S. RABY
1.970 Acres
NEW BRAUNFELS, TEXAS 77131

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONNA S. RABY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF May, 2013

Bebe A. Mills
BEBE A. MILLS
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF CIBOLA, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

DATED THIS 15th DAY OF May, 2013

Joseph H. K. Jr.
JOSEPH H. K. JR.
CITY ENGINEER
78 & 79 & 89

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

James Allen
JAMES ALLEN
AGENT
GREEN VALLEY SPECIAL UTILITY DISTRICT

GUADALUPE VALLEY ELECTRIC COOP, INC. CERTIFICATE

THIS SUBDIVISION PLAT OF RABY ESTATES SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

John B. ...
JOHN B. ...
AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLA CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF SCHEDULE.

John B. ...
JOHN B. ...
AGENT FOR CIBOLA CREEK MUNICIPAL AUTHORITY.

THIS PLAT OF RABY ESTATES SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF CIBOLA, TEXAS, AND HAVING BEEN REVIEWED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 15th DAY OF May, 2013.

UTILITY EASEMENT NOTE

ALL UTILITY EASEMENTS ARE FOR THE CONTINGENT, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), REPAIRING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

STATE OF TEXAS
COUNTY OF GUADALUPE

I, TERESA KIEL COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 17 DAY OF May, A.D. 2013 AT 2:56 P.M. AND DULY RECORDED THE 17 DAY OF May, A.D. 2013 AT 2:56 P.M. IN THE MAP AND PLAT RECORDS OF Guadalupe COUNTY, TEXAS IN VOLUME 8 PAGE 118 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 17 DAY OF May, A.D. 2013

Courtney Casco
COURTNEY CASCO
COUNTY CLERK, Guadalupe COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

13-010497

STATE OF TEXAS
COUNTY OF GUADALUPE

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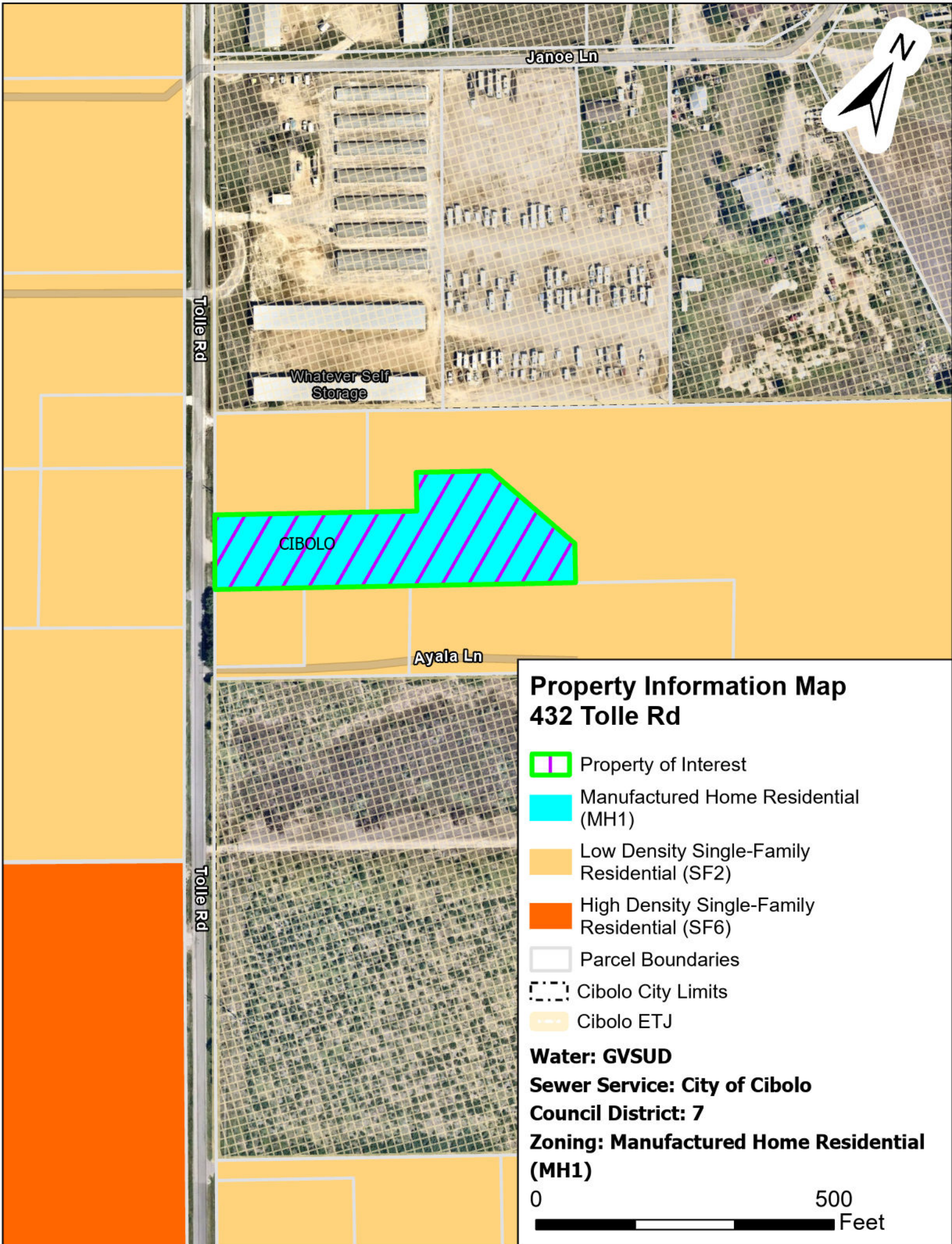
Key Differences

Accessory Living Quarters

- Commonly referred to as “Guest House”
- No size restriction based on primary structure
- May not have kitchen facilities
- May not be rented or permanently habited
- Additional parking not required

Accessory Dwelling Unit

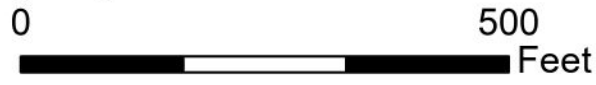
- Commonly referred to as “Mother-in-Law Flat”
- May not exceed 33% the size of the primary structure
- May have kitchen facilities
- Can be permanently habited, but must be “owner-occupied”
- Additional parking requirement



**Property Information Map
432 Tolle Rd**

- Property of Interest
- Manufactured Home Residential (MH1)
- Low Density Single-Family Residential (SF2)
- High Density Single-Family Residential (SF6)
- Parcel Boundaries
- Cibolo City Limits
- Cibolo ETJ

Water: GVSUD
Sewer Service: City of Cibolo
Council District: 7
Zoning: Manufactured Home Residential (MH1)





ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR 1.93 ACRES OF REAL PROPERTY LOCATED AT 432 TOLLE ROAD; ALLOWING FOR ACCESSORY LIVING QUARTERS; IMPOSING CONDITIONS ON SUCH CONDITIONAL USE; AMENDING ZONING MAP OF THE CITY OF CIBOLO; DECLARING COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS; PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, AND PUBLICATION; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS CONDUCTED IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Texas Local Government Code Section 211.002 authorizes the City of Cibolo ("City"), as a home rule municipality, to adopt, repeal or amend zoning district boundaries and regulations in order to promote the public health, safety and general welfare of the City; and

WHEREAS, the City has adopted such regulations as codified in the City's Unified Development Code ("UDC"); and

WHEREAS, Gerardo Padilla Barajas ("Owner") owns approximately 1.93 acres of land within the corporate limits of the City, composed of one parcel, described as RABY ESTATES LOT 1, 1.93 AC, and generally located at 432 Tolle Road ("Property"); and

WHEREAS, the Property presently has a zoning classification of MH-1 Manufactured Home Residential; and

WHEREAS, Article 13 of the UDC allows for Accessory Living Quarters in MH-1 zoning only as a conditional use; and

WHEREAS, the Owner has submitted to the City an application for a Conditional Use Permit ("CUP") to allow for an Accessory Living Quarters use on the Property; and

WHEREAS, the City Council finds that, pursuant to Sections 4.3.2 of the UDC, said application was submitted to the City with proof of ownership and authorization to file such application; and

WHEREAS, the City Council finds two public hearings were held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed CUP to allow for an Accessory Living Quarters use on the Property; in accordance with state and local law; and

WHEREAS, the City Council finds legal notice, notifying the public of both public hearings on the consideration of the requested CUP, was posted on the City's official website and published in the Seguin Gazette, a newspaper of general circulation in the City, in accordance with state and local law; and

WHEREAS, the City Council finds written notice of the aforementioned public hearings before the Planning and Zoning Commission and the City Council were sent to each owner of real property within 200 feet of the subject property of this requested CUP, as indicated on the most recently approved municipal tax roll of the City, in accordance with applicable state and local law; and

WHEREAS, the City Council finds the Planning and Zoning Commission, after due consideration of the requested CUP, including all matters specified in Section 4.3.2 of the UDC, issued its recommendation regarding the CUP to the City Council in accordance with state and local law; and

WHEREAS, the City Council finds that the Planning and Zoning Commission found 1) the proposed use is in accord with the objectives of the UDC and the purposes of the district in which the property is located, 2) the proposed use will comply with all of the applicable provisions of the UDC, 3) the proposed use and site development, together with any modifications applicable thereto, will be completely compatible with existing or permitted uses in the vicinity, 4) the conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and ensure compatibility with existing or permitted uses in the same district and the surrounding area, and that the prescribed zoning standards ensure proper mitigation of identified impacts by recommending stricter standards where necessary, 5) the Commission gave due consideration to all technical information supplied by the applicant and 6) the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity, and the City Council adopts these findings as its own; and

WHEREAS, the City Council, having considered the request for CUP, desires to approve the CUP for Accessory Living Quarters

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporation of Recitals. The City Council finds the recitals in the preamble of this Ordinance are true and correct and incorporates them as findings of fact as if recited verbatim.

SECTION 2. Description of Property. The Property described as RABY ESTATES LOT 1, 1.93 AC. is depicted in **Exhibit A** attached hereto and incorporated herein for all purposes.

SECTION 3. CUP Granted. A CUP for the conditional use of Accessory Living Quarters for the Property is hereby granted. Such CUP is subject to all applicable federal, state or local laws or regulations, including the City Code and the UDC, and the following conditions:

- a. Building and Fire Codes – Applicant must comply with all Building and Fire Code requirements.
- b. Permits and Inspections. All required building permits and a Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the City Code.
- c. Accessory Living Quarters: Only one Accessory Living Quarter is allowed under this conditional use permit
- d. Additional Uses. No other conditional uses are allowed under this CUP.
- e. Manufactured Home Residential (MH-1) Regulations: All regulations of the Manufactured Home Zoning District, other than those amended by the Conditional Use Permit, apply to the Property.
- f. No Additional requirements changed. None of the requirements for Accessory Dwelling Units are amended or waived. Any structure on the Property can only be considered an Accessory Dwelling Unit if all applicable requirement within the UDC and Cibolo Code of Ordinances are met.
- g. Review fees – All fees associated with the review and processing of the application must be paid in full.

SECTION 4. Zoning Map Amendment. The Zoning Map of the City of Cibolo is hereby amended to reflect the CUP as created by this Ordinance.

SECTION 5. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 8. Publication. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter.

SECTION 9. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 10. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 11. Effective Date. This Ordinance will become effective upon the required newspaper publication.

PASSED, APPROVED, and ADOPTED on this ____ day of _____ 2024.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC
City Secretary

Hyde Kelley LLP
City Attorney



City Council Regular Meeting Staff Report

C. Approval/Disapproval of an Ordinance of the City of Cibolo for a Conditional Use Permit (CUP) request to allow Local Convenience Store with Fuel Sales (larger than 5,000 square feet) use in a General Commercial District (C-4) for certain real property located at 12880 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26 AC. (Mr. Spencer)

Table with 2 columns: Meeting (Tuesday, November 12, 2024, 6:30 PM) and Agenda Group (Ordinances Item: 10C). Includes a 'From' section for Grant Fore, Planner II.

CITY COUNCIL ACTION: Approval/Disapproval of an Ordinance

PLANNING & ZONING COMMISSION ACTION: Recommendation of approval with staff recommended conditions by a 7-0 vote

PROPERTY INFORMATION:

- Project Name: CUP-24-06
Owners: FalconREG
Representative: Ziad Kaakouch, Z and Co LLC
Location/Area: 12880 W IH-10
Location: IH-10 and Zuehl Road
Council District: 7
Future Land Use: Regional Activity Center
Existing Zoning: General Commercial (C-4)
Requested Zoning: Conditional Use Permit (CUP)
Proposed Use: Local Convenience Store with Fuel Sales (larger than 5, 000 square feet)

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per UDC Article 4.3.1.5. Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The applicant property is located within the General Commercial (C-4) zoning district. Most of the neighboring properties are located in the C-4 zoning district. The neighboring property to the West is located outside City Limits in the Extra-Territorial Jurisdiction (ETJ), therefore, it is not zoned.

The applicant is requesting a Conditional Use Permit to develop a Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) on the subject property. While a Local Convenience Store with Fuel Sales is permitted by right at C-4 property per UDC Article 13, UDC Section 6.3 Supplemental Use Requirements K. Fuel Sale Businesses (5) states:

K. Fuel Sale Businesses.

5. Stores exceeding 5,000 Square Feet: If a structure exceeds 5,000 square feet in size, a Conditional Use Permit (CUP) will be required.

The site plan provided includes a 9,350 square foot structure on the property. Therefore, a CUP is required. The applicant's letter of intent, which is attached to this staff report, states that the proposed use includes a fuel station, overnight parking, truck stop and a convenience store offering food and beverages.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on September 22, 2024, and the [City Website](#). Individual letters were sent by mail to 6 property owners within 200' of the site. To date, Staff has received one (1) in favor of and one (1) in opposition. Public Hearings were scheduled on October 9, 2024, (Planning & Zoning Commission) and on October 29, 2024, (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the November 12, 2024, City Council meeting.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the CUP for Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) use for property located at 12880 W IH-10, that it be subject to the following conditions:

1. Building & Fire Codes – Applicant must comply with all Building and Fire Code requirements.
2. Permits & Inspections – All required building permits and Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the Code.
3. Additional Uses – No other conditional uses are allowed under this conditional use permit.
4. Recordation of Plat – A subdivision plat must be submitted for review and approval with the City of Cibolo and recorded upon completion.
5. TXDOT approval – The subject property is along TXDOT right-of-way. Applicant must obtain approval from TXDOT and include proof of approval with any development applications submitted to the City of Cibolo.
6. Landscaping – All regulations of UDC Article 17.L (1) regarding a required 20' landscape buffer along the property line of residentially used or zoned property must be met.
7. General Commercial (C-4) Regulations - All regulations of the General Commercial (C-4) Zoning District, other than those amended by the Conditional Use Permit, apply to the Property.
8. Alcohol Sales – Any alcohol sales are subject to Texas Alcoholic Beverage Commission rules and regulations.
9. Supplemental Use Regulations – All regulations of UDC Article 6.3 Supplemental Use Regulations (K) Fuel Sales Business, other than those amended by the Conditional Use Permit, apply to the Property.

K. **Fuel Sale Businesses:** Property used for the purpose of the sale of fuels shall be developed in accordance with the following regulations:

1. **Distance from Right-of-Way:** Service stations may locate fuel pumps and pump islands beyond the setback, but in no case closer than fifteen (15') feet from any street right-of-way;
2. **Canopy Requirements:** Any canopy placed over the pump island may not extend closer than five (5') feet to the right-of-way;
3. **Pumps near Residential Zones:** Fuel pumps and pump islands may not be located closer than one hundred (100') feet to any residential zoning district;
4. **Pumps near Existing Residence:** Fuel pumps and pump islands may not be located closer than one hundred (100') feet to a property currently being developed and used for residential purposes within a zoning district that permits fuel sales.
5. **Stores exceeding 5,000 Square Feet:** If a structure exceeds 5,000 square feet in size, a Conditional Use Permit (CUP) will be required.

10. Expiration. This CUP will expire if building permits are not issued within two (2) years of the effective date of this CUP.

11. Review fees – All fees associated with the review and processing of the application must be paid in full.

CITY COUNCIL:

1. **Approve** the requested CUP for a Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) for property located at 12880 W IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26AC.
2. **Approve** the requested CUP for a Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) for property located at 12880 W IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26AC, with conditions.
3. **Deny** the requested CUP for a Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) for property located at 12880 W IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26AC, with findings.

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.2 – Conditional Use Permit Approval Considerations

A CUP is intended to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the UDC. An application for a CUP follows the same process as a Zoning Map Amendment Process (rezoning). The Permit, if granted, may include conditions placed upon the development of the property. The Planning & Zoning Commission and City Council shall consider the following, at a minimum, in conjunction with its deliberations for approval or denial of the application and the establishment of conditions: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

A. Consistency with the Comprehensive Master Plan;

Place Type: Regional Activity Center (pg. 44)

Land Use Considerations:

- Primary Land Uses: Community and regional-serving retail and commercial
- Secondary Land Uses: Civic and Institutional, Medical, Small-Scale Retail, Parks and Open Space, Office
- Indicators and Assumptions: Lot size (range) ½ to 2 acres

Example Locations:

- Cibolo Crossing Shopping Center
- Walmart
- HEB
- Shops at Cibolo Bend
- Chipotle/City Vet Complex

STAFF FINDING: The Comprehensive Master Plan calls out this parcel as Regional Activity Center, which provides consideration for land uses including community and regional serving retail and commercial, with examples such as the Cibolo Crossing and Shops at Cibolo Bend centers. Of note, it includes HEB as an example, which does have a fuel center.

B. Conformance with applicable regulation in this UDC and standards established by the UDC;

Place Type: Regional Activity Center (pg. 44)

Character and Intent: Regional Activity Center developments are larger in scale and attract regional traffic for shopping and retail needs. These commercial centers are anchored by mid to big-box retailers located along major thoroughfares (i.e., freeways and arterial roads). National retailers and grocery stores would typically be located in this Place Type. Regional Activity Centers can also contain smaller retail or office destinations as well, such as medical offices or boutiques, but are typically anchored by several national vendors. Business types may include restaurants, national retailers, discount stores, grocery stores, fast food, and other retail and service uses.

STAFF FINDING: The Zoning Map Amendment will promote the health, safety, or general welfare of the City and the safe and orderly development of the City as it does comply with the intent of the Comprehensive Master Plan.

The intent of the Regional Activity Center place type emphasizes large scale development to attract regional traffic for shopping and retail needs, with uses such as big-box retailers along major thoroughfares (freeways and arterial roads) in addition to uses such as grocery stores and smaller uses such as offices and restaurants. Regional activity center uses can include other retail and services uses.

C. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk, scale, setbacks and open spaces, landscaping and site development, and access/circulation.

UDC Section 14.15 General Commercial

a. Intent – The General Commercial district is established to provide for a broad range of commercial uses and activities in high visibility areas to serve the needs of the surrounding region. It is the most intensive commercial zoning district and generally situated along a highway or major roadway due to high traffic requirements..

b. Permitted uses – Commercial Uses

c. Specific uses - subject to Site Plan approval, retail, office, service and general commercial uses.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
-	70'	40'	35'	20'	80%	45'

STAFF FINDING: The UDC provides lot design guidelines within the C-4 zoning district that are designed in scale for compatibility with surrounding mix of residential areas.

In addition, UDC Section 6.3 Supplemental Use Requirements K. Fuel Sale Businesses states:

K. Fuel Sale Businesses. Property used for the purpose of the sale of fuels shall be developed in accordance with the following regulations:

1. Distance from Right-of-Way: Service stations may locate fuel pumps and pump islands beyond the setback, but in no case closer than fifteen (15') feet from any street right-of-way;

2. Canopy Requirements: Any canopy placed over the pump island may not extend closer than five (5') feet to the right-of-way;
3. Pumps near Residential Zones: Fuel pumps and pump islands may not be located closer than one hundred (100') feet to any residential zoning district;
4. Pumps near Existing Residence: Fuel pumps and pump islands may not be located closer than one hundred (100') feet to a property currently being developed and used for residential purposes within a zoning district that permits fuel sales.
5. Stores exceeding 5,000 Square Feet: If a structure exceeds 5,000 square feet in size, a Conditional Use Permit (CUP) will be required.

The proposed site plan included with the CUP submittal complies with 6.3.K.1 and 2. The subject property is not adjacent to any residentially zoned property. The proposed use requires a CUP in accordance with 6.3.K.5 as the structure indicated on the site plan is larger than 5, 000 square feet.

UDC Section 17.2.L.1 requires:

A non-residential or multi-family use adjacent to, or directly facing, a single-family zoning district shall provide a minimum twenty (20') foot landscape buffer adjacent to the property line of the **residential use or residentially zoned** property.

The Guadalupe County Appraisal District (GCAD) states that neighboring property 63308 has a residential structure on the property and neighboring property 63300 has a manufactured home structure on the property. Though these properties are zoned C-4 General Commercial, a 20' landscaping buffer will be required along the respective property lines of residentially used property.

D. Potential unfavorable impacts on existing or permitted uses on abutting sites, the extent that such impacts exceed those which reasonably may result from use of the site by a permitted use;

UDC Section 13.1 Uses allowed by right and with a Conditional Use Permit (CUP).

C-4 uses allowed by right	C-4 CUP required
Administrative and Business Offices	Concrete/Asphalt Batching Plant (Temporary)
Administrative Services	Flea Market; Outdoor Open-Air Sales
Amusement Center	Food Truck, Park
Artisan Sales	Pawn Shop
Artisan/ Culinary Classes (Specialty Classes)	Sexually Oriented Businesses
Automotive Washing	Truck Sales (Heavy Trucks) and RV Sales
Automotive; Minor Repairs/Service	Truck/Bus Repair
Big Box Store	Vehicle Storage
Building Maintenance Services	Warehousing and Distribution
Business or Trade School	<i>b.) General Warehousing and Distribution</i>
Business Services	Winery/Production Brewery
Business Support Services	Wrecker Business Associated with Auto Impounding and Storage
Clinic	
Club or Lodge	
College and University Facilities	
Community Treatment Facility *	
Consumer Repair Services	
Convalescent Services	
Cultural Services	

Financial Services
Fitness Studio/ Health Spa
Food Sales; Grocery
Food Truck, Ancillary
Funeral Services
General Retail Sales, Neighborhood Scale
General Retail Sales, Regional
Health Care Offices
Hospital Services
Hotel-Motel
Ice Dispensing; Portable Building/Structure *
Indoor Entertainment
Indoor Sports and Recreation
Laundry Services: Dry Cleaning
Life Care Services *
Liquor Store
Local Convenience Store (With Fuel Sales)
Local Convenience Store (Without Fuel Sales)
Local Utility Services
Outdoor Sports and Recreation (Light)
Personal Services
Pet Services
Postal Facilities
Professional Office
Restaurant, Convenience
Restaurant, Fast Food
Restaurant, Neighborhood
Safety Services
Service Station *
Tire Dealer (No Open Storage)
Veterinary Services
Agricultural Sales and Services
Automotive Rentals
Automotive Service Station *
Commercial Off-street Parking
Communications Services
Construction Sales and Services
Equipment Repair Services
Indoor Gun Range
Kennels

Laundry Services, Laundry Mat
Maintenance and Service Facilities
Paint Shop (Non-Retail)
Portable Building Sales
Research and Development Services
Trailer/Mobile Home Display, Sales or Storage
Transportation Terminal
Truck/Trailer Rental and/or Leasing
Warehousing and Distribution
a.) <i>Convenience Storage</i>
c.) <i>Limited Warehousing and Distribution</i>

*Subject to supplemental use regulations of UDC Article 6.

STAFF FINDING: The use is suitable for the zoning district and the surrounding districts provided the CUP is approved. A CUP is required as the proposed structure on the site plan is larger than 5, 000 square feet.

E. Modifications to the site plan which would result in increased compatibility or would mitigate potentially unfavorable impacts or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals and general welfare.

STAFF FINDING: The proposed Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) is required to meet landscaping requirements for commercial property that is adjacent to residentially zoned or **used property** of maintaining a 20' landscape buffer between the properties.

Approximately 37 parking spaces are required per UDC Article 10. Sidewalks along Zuehl Road are required but are not required along the IH-10 frontage road.

F. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use.

STAFF FINDING: The subject property is not platted. Traffic impacts and any necessary improvements will be studied during the platting process. A Traffic Impact Analysis (TIA) will be required that will determine any impacts and required mitigation from the use.

STRATEGIC ECONOMIC DEVELOPMENT PLAN:

The recently approved Strategic Economic Development Plan provides suggestions about site analysis of different areas in the City. This property is in the I-10 Corridor area. The approved plan identifies the I-10 corridor as a suitable area for industrial development such as manufacturing facilities and logistic based operations given the large acreage sites in the area. The subject property was not classified as opportunity site by the consultant that developed this plan, RKG associates

Attachments

[Application](#)

[Narrative](#)

[Site Plan](#)

[Renderings](#)

[Property Map](#)

[F.1 12880 W IH-10](#)

[O.1 2323 Bolton Road](#)

[O.2 Parcel 63559](#)

[O.3 2055 Bolton Road](#)

[Ordinance](#)



City of Cibolo
 Planning Department
 201 Loop 539 W/P.O. Box 826
 Cibolo, TX 78108
 Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Name: Proposed Truck Stop Development

Total Acres: 11.26 Survey Name: Jose Flores Abstract No.: 134

Project Location (address): 12880 West IH-10, Marion, TX 78124

Current Zoning: General Commercial Overlay: None Old Town FM 78

Proposed Zoning: General Commercial # of Lots: 1 # of Units: _____

Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____

Current Use: General Commercial Total Proposed Square Footage: 9,350

Proposed Use: Truck Stop (Commercial/Industrial only)

Applicant Information:

Property Owner Name: FalconREG

Address: 2327 St. Emmanuel Street City: Houston

State: TX Zip Code: 77004 Phone: 832-372-8459

Email: sean@falconreg.com Fax: _____

*Applicant (if different than Owner): Ziad Kaakouch

* Letter of Authorization required

Address: 3400 Montrose Blvd. #2916 City: Houston

State: TX Zip Code: 77006 Phone: 832-906-9916

Email: zkaakouch@zandcolic.com Fax: _____

Representative: _____

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.

[Signature]

Owner or Representative's Signature

Ziad Kaakouch

Typed / Printed Name

State of Texas

County of Harris

Before me, Aimee Hebert, on this day personally appeared

Name of Notary Public

Ziad Kaakouch, to be the person(s) who is/are subscribed to the

Name of signer(s)

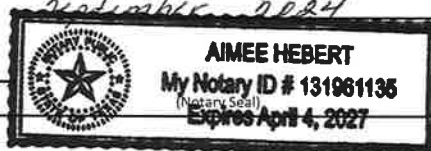
foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5 day of

September 2024

[Signature]

Notary Public Signature



**City of Cibolo
Use Only**

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

Z&Co., LLC

September 9, 2024

City of Cibolo – Planning Department
201 Loop 539 W P.O. Box 826
Cibolo, TX 78108

Dear City of Cibolo – Planning Department,

On behalf of FalconREG, Z&Co., LLC is seeking a Conditional Use Permit (CUP) for the development of a truck stop located at 12880 W IH-10, Marion, TX 78124, currently zoned General Commercial. The proposed project will cater to commercial truck drivers by providing essential services, including fuel stations, overnight parking, restrooms, and a convenience store offering food and beverages. This truck stop will also include regular gasoline and diesel fueling stations for civilians.

This site has been selected based on its proximity to major highways, ensuring convenient access for long-haul truckers. The project has been designed with careful attention to local zoning codes and environmental considerations. This development is expected to serve as a valuable resource for the trucking industry while supporting the local economy through job creation and increased sales tax revenue. The truck stop will adhere to all safety and regulatory standards, ensuring compliance with local, state, and federal guidelines.

I respectfully request approval of this CUP to allow the proposed truck stop, which I believe aligns with the community's growth and development goals.

Sincerely,



Ziad Kaakouch, PE
Z&Co., LLC
President

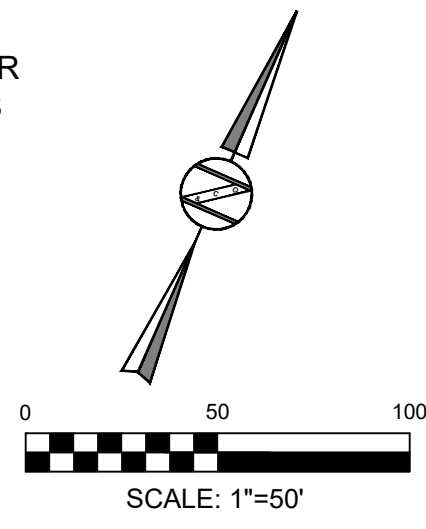
PARKING COUNT:

SEMI TRUCK 59
CAR: 39

(DOES NOT INCLUDE STACKING)

NOTE: I-10 AND ZUEHL ROAD ARE CURRENTLY UNDER CONSTRUCTION. THE BLUE LINWORK REPRESENTS THE PROPOSED IMPROVEMENTS BY TxDOT.

ZBIGNIEW & EDITH SLIWINSKI
CALLED 4.00 AC.
G.C.A.D. NO. 63300
CALLED 4.00 AC.
VOL. 4277, PG. 241
G.C.D.R.

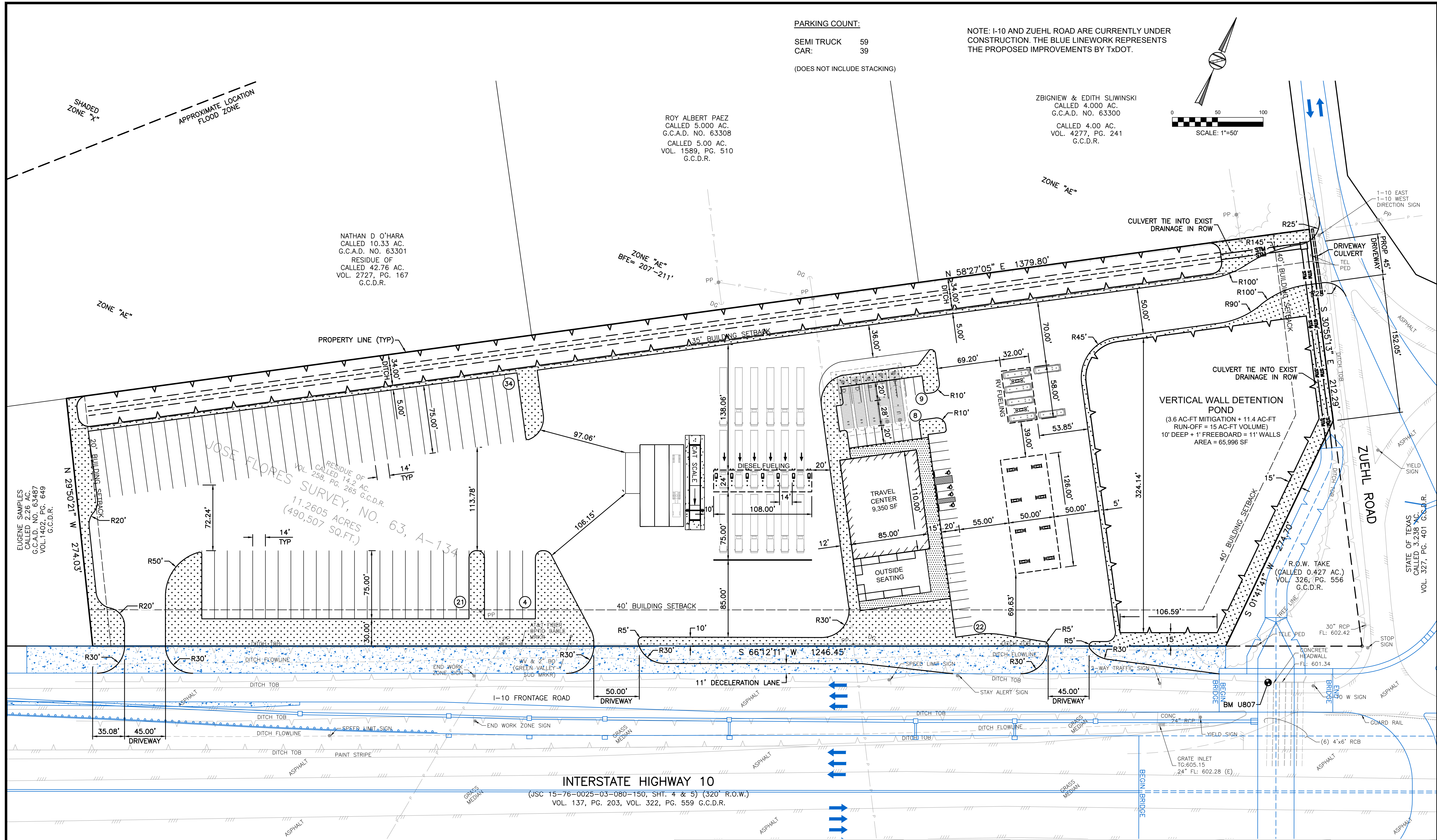


ROY ALBERT PAEZ
CALLED 5.00 AC.
G.C.A.D. NO. 63308
CALLED 5.00 AC.
VOL. 1589, PG. 510
G.C.D.R.

NATHAN D O'HARA
CALLED 10.33 AC.
G.C.A.D. NO. 63301
RESIDUE OF
CALLED 42.76 AC.
VOL. 2727, PG. 167
G.C.D.R.

JOSE FLORES SURVEY, NO. 63, A-134
RESIDUE OF
VOL. CALLED 14.2 AC.
258, PG. 265 G.C.D.R.
11.2605 ACRES
(490,507 SQ.FT.)

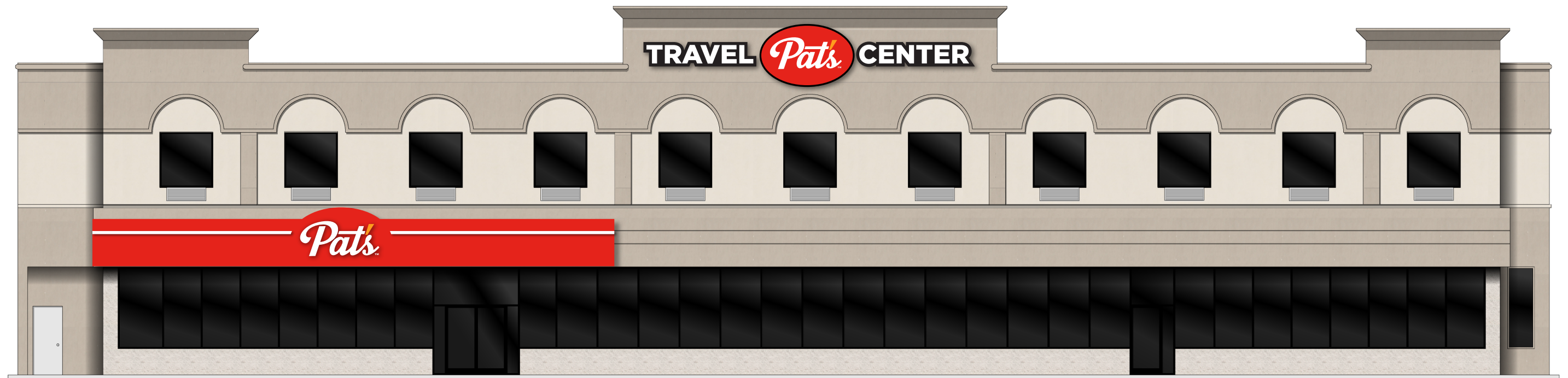
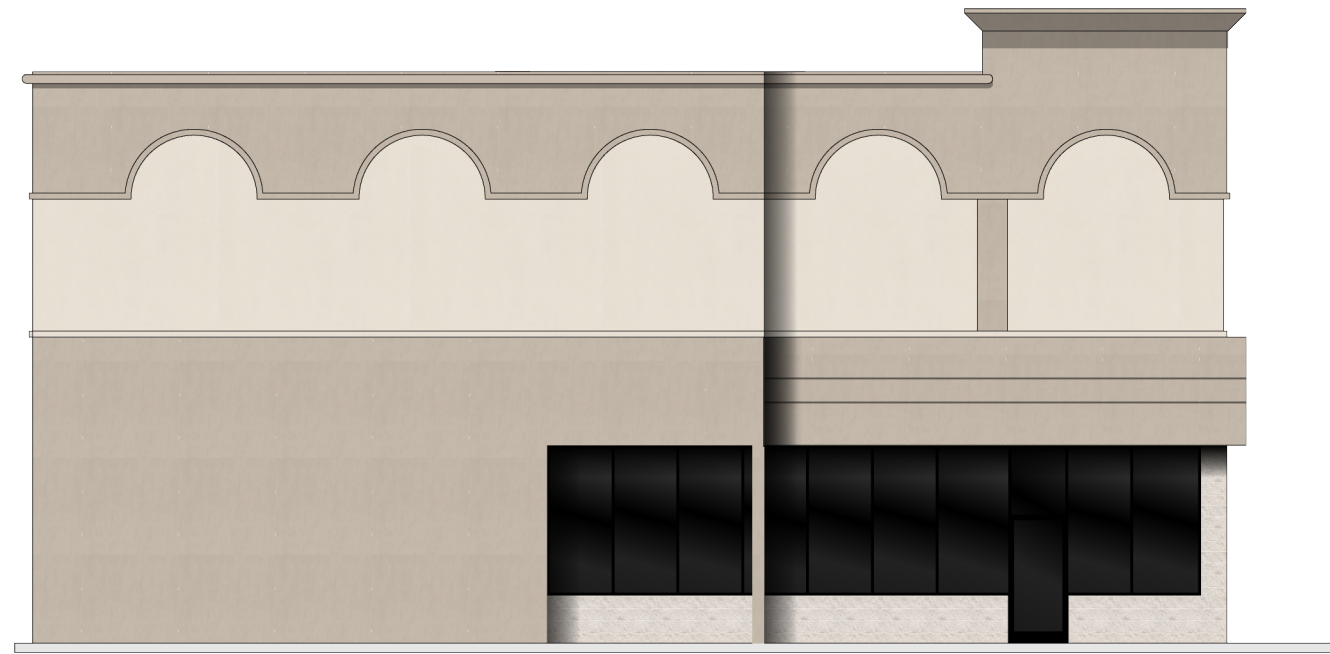
EUGENE SAMPLES
CALLED 2.26 AC.
G.C.A.D. NO. 63487
VOL. 1402, PG. 649
G.C.D.R.

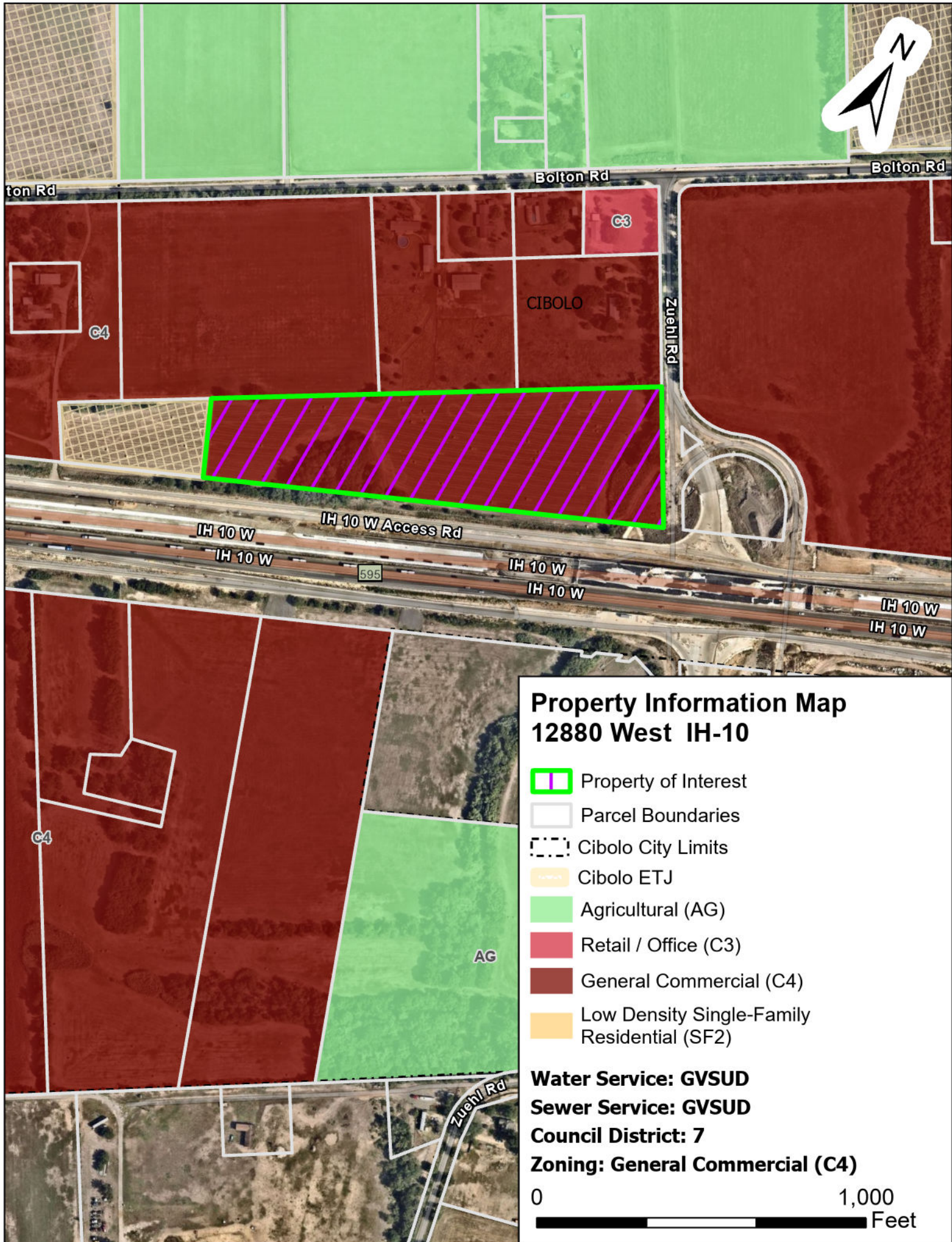


INTERSTATE HIGHWAY 10
(JSC 15-76-0025-03-080-150, SHT. 4 & 5) (320' R.O.W.)
VOL. 137, PG. 203, VOL. 322, PG. 559 G.C.D.R.

	10018 GAGE DANIEL LN. CYPRESS, TX 77433 832-906-9916 TX FIRM #F-24276	CLIENT:	FalconREG	PROJECT NAME:	TRUCK STOP 12880 WEST IH-10 CIBOLO, TEXAS	DRAWING TITLE:	PRELIMINARY SITE PLAN OPTION 2	PROJECT NUMBER: 24.0036
		EXHIBIT ONLY	NOT TO BE USED FOR PERMITTING OR CONSTRUCTION	DATE: AUGUST 2024	SCALE: 1"=50'	EXHIBIT No.	2	

Z:\2024\24.0036 Falcon REG - I10 & Zuehl Rd\DWG\Exhibits\SITE\EXB SITE PLAN (OPT 2) 24.0036 v2.dwg Sep 09 2024

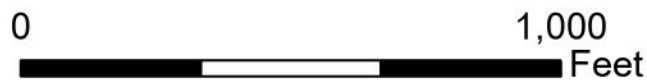




**Property Information Map
12880 West IH-10**

- Property of Interest
- Parcel Boundaries
- Cibolo City Limits
- Cibolo ETJ
- Agricultural (AG)
- Retail / Office (C3)
- General Commercial (C4)
- Low Density Single-Family Residential (SF2)

Water Service: GVSUD
Sewer Service: GVSUD
Council District: 7
Zoning: General Commercial (C4)





Notice of Conditional Use Permit Petition



September 18, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the Unified Development Code, you are receiving this official Notice of Conditional Use Permit Petition.

The purpose of this letter is to make you aware of a Conditional Use Permit request for your property and provide you an opportunity to voice your opinion about the Conditional Use Permit. Your opinion matters.

In accordance with the Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on **Wednesday, October 9, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street, Cibolo, Texas,** and the City Council will hold a public hearing on **Tuesday, October 29, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street, Cibolo, Texas.**

The Conditional Use Permit proposal is as follows:

The purpose of the meeting is to hear public testimony regarding a Conditional Use Permit (CUP) request to allow a Local Convenience Store with Fuel Sales (larger than 5,000 square feet) use in a General Commercial District (C-4) for certain real property located at 12880 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26 AC.

Applicant/Owner: Falcon REG

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

REPLY NOTICE (CUP-24-06)

Name (please print): Shahin Momin

Address (In relation to Map Exhibit): 12880 W IH-10, Marion, TX 78124

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

In Favor

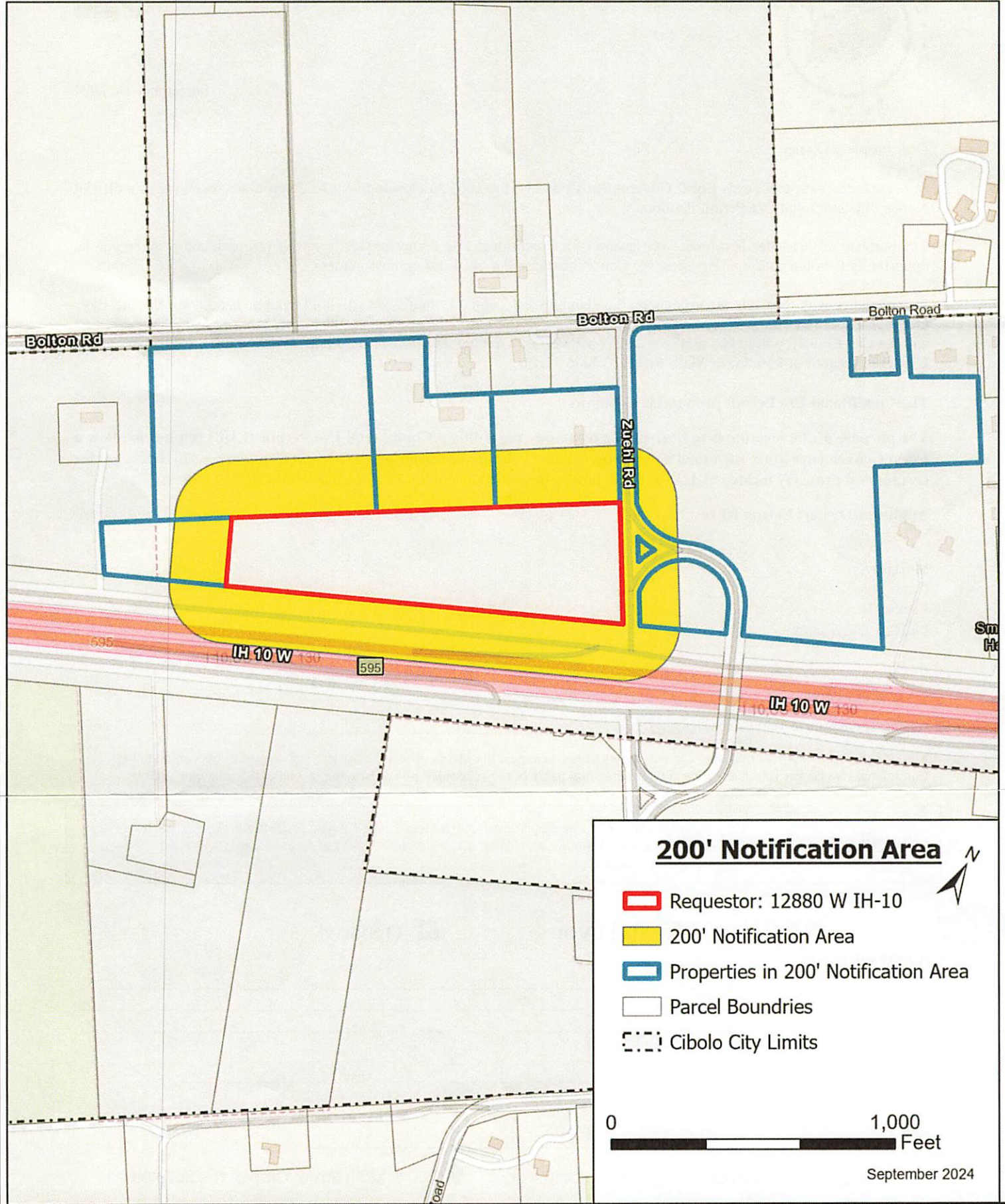
Opposed

Comments:

Signature:

Date: 09/30/2024

12880 W IH-10



200' Notification Area

-  Requestor: 12880 W IH-10
-  200' Notification Area
-  Properties in 200' Notification Area
-  Parcel Boundaries
-  Cibolo City Limits

0 1,000 Feet

September 2024



Notice of Conditional Use Permit Petition



September 18, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the Unified Development Code, you are receiving this official Notice of Conditional Use Permit petition.

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Applicant/Owner: Falcon REG

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

REPLY NOTICE (CUP 24-06)

Name (please print): Albert & Estela Paetz
Address (In relation to Map Exhibit): 2323 Bolton Rd. Marion TX 78124

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL: City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON: City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL: Take a photo or scan it to planning@cibolotx.gov

In Favor

Opposed

Comments:

Signature:

Estela Paetz

Date:

9-25-2024

(210) 658-9900



www.cibolotx.gov



200 S. Main Street Cibolo, Texas 78108



Notice of Conditional Use Permit Petition



September 18, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the Unified Development Code, you are receiving this official Notice of Conditional Use Permit petition.

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Applicant/Owner: Falcon REG

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

REPLY NOTICE (CUP-24-06)

Name (please print): JANET BELL ODOM

Address (In relation to Map Exhibit): Partial ID - G3559

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form prior to the scheduled public hearing by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

In Favor

Opposed

Comments:

we are 100% against this request (conditional use permit) it is too close to our property. It will also place undue restrictions on any opportunities we as owners have for our land in the future, which is not a truck stop.

Signature: Janet Bell Odom

Date: October 7, 2024



Notice of Conditional Use Permit Petition



September 18, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the Unified Development Code, you are receiving this official Notice of Conditional Use Permit petition.

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Applicant/Owner: Falcon REG

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

REPLY NOTICE (CUP-24-06)

Name (please print): WAYNE RIEDEL

Address (In relation to Map Exhibit): 2055 BOLTON ROAD

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

In Favor Opposed

Comments:
THIS IS WITHIN 500' OF MY WELL

Signature: Wayne Riedel

Date: 10/18/24



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR 11.26 ACRES OF REAL PROPERTY LOCATED AT 12880 W IH-10; ALLOWING FOR LOCAL CONVENIENCE STORE WITH FUEL SALES OVER 5,000 SQUARE FEET; IMPOSING CONDITIONS ON SUCH CONDITIONAL USE; AMENDING THE CITY ZONING MAP; DECLARING COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS; PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, AND PUBLICATION; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS CONDUCTED IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Texas Local Government Code Section 211.002 authorizes the City of Cibolo ("City"), as a home rule municipality, to adopt, repeal or amend zoning district boundaries and regulations in order to promote the public health, safety and general welfare of the City; and

WHEREAS, the City has adopted such regulations as codified in the City's Unified Development Code ("UDC"); and

WHEREAS, Falcon Reg, LLC ("Owner") owns approximately 11.26 acres of land within the corporate limits of the City, composed of one parcel, described as ABS: 134 SUR: JOSE FLORES 11.26 AC, and generally located at 12880 W IH-10 ("Property"); and

WHEREAS, the Property presently has a zoning classification of C-4 General Commercial; and

WHEREAS, Article 13 of the UDC allows for Stores over 5,000 square feet in C-4 zoning only as a conditional use; and

WHEREAS, the Owner's representative, Ziad Kaadouch, Z and Co LLC, has submitted to the City an application for a Conditional Use Permit ("CUP") to develop a Local Convenience Store with Fuel Sales larger than 5,000 Square Feet on the Property; and

WHEREAS, the City Council finds that, pursuant to Sections 4.3.2, said application was submitted to the City with proof of ownership and authorization to file such application; and

WHEREAS, the City Council finds two public hearings were held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed CUP to allow for a local

convenience store over 5,000 square feet use on the Property, in accordance with state and local law; and

WHEREAS, the City Council finds legal notice, notifying the public of both public hearings on the consideration of the requested CUP, was posted on the City's official website and published in the Seguin Gazette, a newspaper of general circulation in the City, in accordance with state and local law; and

WHEREAS, the City Council finds written notice of the aforementioned public hearings before the Planning and Zoning Commission and the City Council were sent to each owner of real property within 200 feet of the subject property of this requested CUP, as indicated on the most recently approved municipal tax roll of the City, in accordance with applicable state and local law; and

WHEREAS, the City Council finds the Planning and Zoning Commission, after due consideration of the requested CUP, including all matters specified in Section 4.3.2 of the UDC, issued its recommendation regarding the CUP to the City Council in accordance with state and local law; and

WHEREAS, the City Council finds that the Planning and Zoning Commission found 1) the proposed use is in accord with the objectives of the UDC and the purposes of the district in which the property is located, 2) the proposed use will comply with all of the applicable provisions of the UDC, 3) the proposed use and site development, together with any modifications applicable thereto, will be completely compatible with existing or permitted uses in the vicinity, 4) the conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and ensure compatibility with existing or permitted uses in the same district and the surrounding area, and that the prescribed zoning standards ensure proper mitigation of identified impacts by recommending stricter standards where necessary, 5) the Commission gave due consideration to all technical information supplied by the applicant and 6) the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity, and the City Council adopts these findings as its own; and

WHEREAS, the City Council, having considered the request for CUP, desires to approve the CUP for a Local Convenience Store with Fuel Sales larger than 5,000 square feet.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporation of Recitals. The City Council finds the recitals in the preamble of this Ordinance are true and correct and incorporates them as findings of fact as if recited verbatim.

SECTION 2. Description of Property. The Property described as ABS: 134 SUR: JOSE FLORES 11.26 AC. is depicted in **Exhibit A** attached hereto and incorporated herein for all purposes.

SECTION 3. CUP Granted. A CUP for the conditional use of a Local Convenience Store with Fuel Sales larger than 5,000 square feet for the Property is hereby granted. Such CUP is subject to all applicable federal, state or local laws or regulations, including the City Code and the UDC, and the following conditions:

- a. Building and Fire Codes – Applicant must comply with all Building and Fire Code requirements.
- b. Permits and Inspections - All required building permits and a Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the City Code.
- c. Additional Uses. - No other conditional uses are allowed under this CUP.
- d. Recording of Plat – A subdivision plat must be submitted for review and approval with the City of Cibolo and recorded upon completion.
- e. TXDOT approval – The subject property is along TXDOT right-of-way. Applicant must obtain approval from TXDOT and include proof of approval with any development applications submitted to the City of Cibolo prior to the issuance of any permits.
- f. Landscaping – all regulations of UDC Article 17.L (2) regarding a required 20’ landscape buffer along the property line of residentially used or zoned property must be met.
- g. General Commercial (C-4) Regulations. All Regulations of the General Commercial (C-4) Zoning District, other than those amended by the Conditional Use Permit, apply to the property.
- h. Alcohol Sales – Any alcohol sales are subject to Texas Alcoholic Beverage Commission rules and regulations.
- i. Supplemental Use Regulations – All regulations of UDC Article 6.3 Supplemental Use Requirements (K) Fuel Sales Business, other than those amended by the Conditional Use Permit, apply to the Property.
- j. Expiration. This CUP will expire if building permits are not issued within two (2) years of the effective date of this CUP.
- k. Review fees – All fees associated with the review and processing of the application must be paid in full.

SECTION 4. Zoning Map Amendment. The Zoning Map of the City of Cibolo is hereby amended to reflect the CUP as created by this Ordinance.

SECTION 5. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts

SECTION 6. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 8. Publication. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter.

SECTION 9. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 10. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2000.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 11. Effective Date. This Ordinance will become effective upon the required newspaper publication.

PASSED, APPROVED, and ADOPTED on this ____ day of _____ 2024.

Mark Allen
Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC
City Secretary

Hyde Kelley LLP
City Attorney

NOTE: I-10 AND ZUEHL ROAD ARE CURRENTLY UNDER CONSTRUCTION. THIS WORK REPRESENTS THE PROPOSED IMPROVEMENTS BY TxDOT.

PARKING COUNT:
 SEMI TRUCK 59
 CAR 39
 (DOES NOT INCLUDE STACKING)

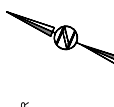
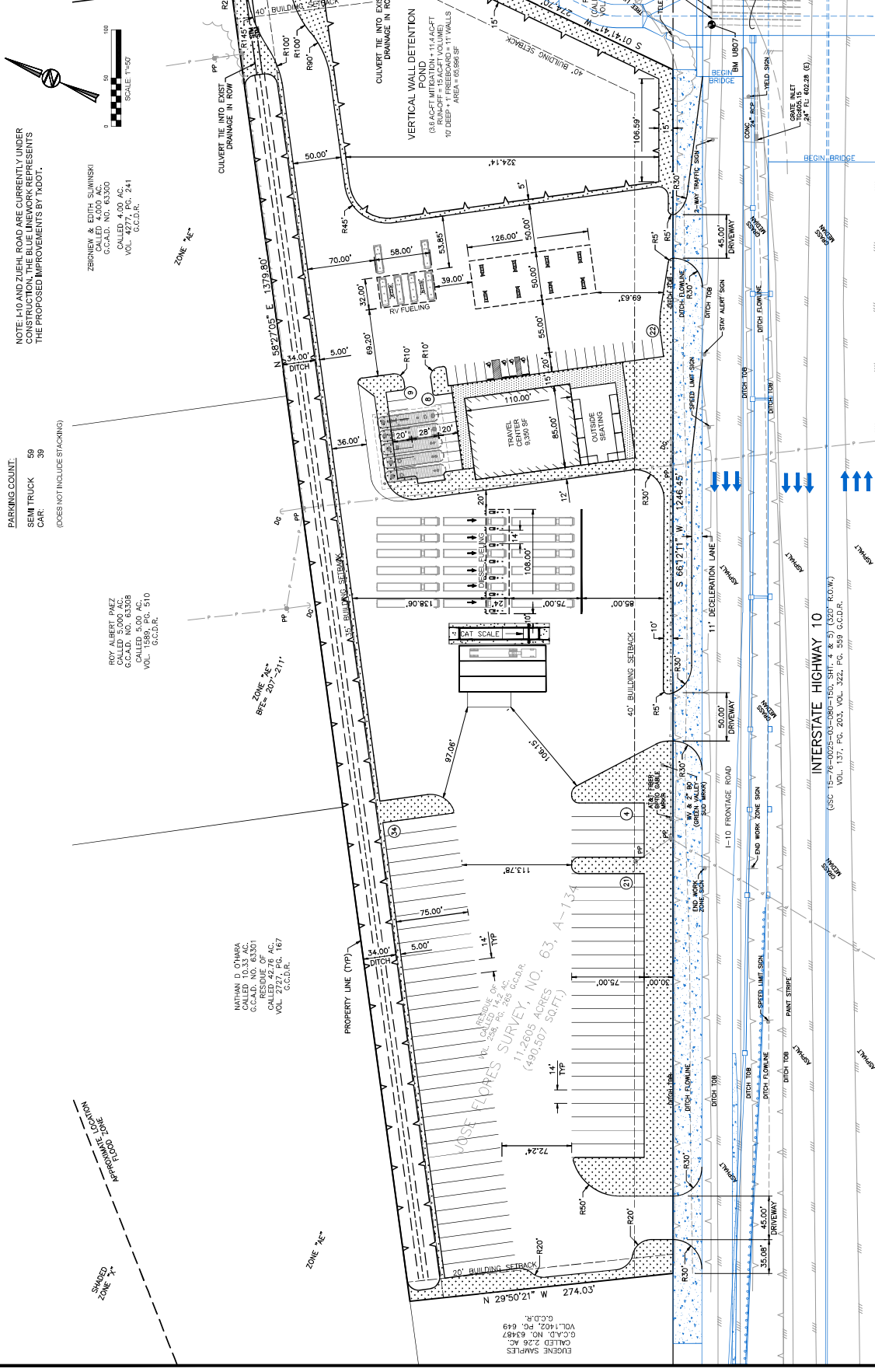
ROY ALBERT PAEZ
 CALLED 5000 AC.
 G.C.A.D. NO. 63008
 VOL. 15897, PG. 426
 G.C.D.R.

NATHAN D O'HARA
 CALLED 10.33 AC.
 G.C.A.D. NO. 63071
 CALLED 42.76 AC.
 VOL. 15897, PG. 167
 G.C.D.R.

ZBONISKI & EDITH SWANINSKI
 CALLED 4.00 AC.
 G.C.A.D. NO. 63300
 CALLED 4.00 AC.
 VOL. 15897, PG. 241
 G.C.D.R.

EUGENE SAMPLER
 CALLED 2.26 AC.
 G.C.A.D. NO. 63487
 VOL. 1402, PG. 649
 G.C.D.R.

11,280.5 ACRES (490,507 SQ.FT.)
 11,280.5 ACRES (490,507 SQ.FT.)
 11,280.5 ACRES (490,507 SQ.FT.)



PROJECT NUMBER: 24008	DATE: AUGUST 2024	SCALE: 1"=50'	EXHIBIT NO.: 2
PROJECT NAME: TRUCK STOP 12880 WEST IH-10 CIRCLE, TEXAS	CLIENT: FalconREG	EXHIBIT ONLY	NOT TO BE USED FOR CONSTRUCTION
CLIENT: 10018 GAGE DANIEL L.N. CYPRESS TX 77433 832-600-5616 TX FIRM# 54276	PROJECT TITLE: PRELIMINARY SITE PLAN OPTION 2		



City Council Regular Meeting Staff Report

D. Approval/Disapproval of an Ordinance of the City of Cibolo amending Chapter 58, Signs, of the City of Cibolo Code of Ordinances. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Ordinances Item: 10D.
From	
Eron Spencer, Senior Planner	
Staff Contact(s)	
Eron Spencer,	

BACKGROUND:

At its September 26, 2024, meeting, City Council's Ordinance Subcommittee reviewed and discussed recommended updates to the City's Sign Ordinance. Council directed staff to (1) analyze recent sign permits to determine appropriate façade percentages for wall signs and (2) reach out to sign companies for feedback on the proposed sign regulations to ensure they would reasonably serve their customers.

Per Section 58-2 of the City of Cibolo Code of Ordinances, the purpose of the Sign Ordinance is: *to provide uniform sign standards and regulations in order to ensure public safety, efficient communication and promote a positive City image reflecting order, harmony, and pride, thereby strengthening the economic stability of the City of Cibolo's business, cultural, historical, and residential areas...*The proposed ordinance aims to align with recent legal rulings while providing greater flexibility for local businesses and reducing the need for Comprehensive Sign Programs and sign variance requests.

In reviewing recent sign permits, staff analyzed the square footage of the façade in relation to the square footage of the wall sign. This analysis aimed to determine if a maximum percentage of 20% of the façade for wall signs aligns with typical sign permit requests. The proposed ordinance considers a more business-friendly approach by establishing a maximum limit of 25% per façade. Currently, the Sign Ordinance sets an overall maximum per property, which applies to the entire site rather than individual facades. For example, the largest sign area requested for P. Terry's at 961 Cibolo Valley Drive was 160 square feet. Under the proposed ordinance, a 60-square-foot limit per façade would apply and thereby accommodate P. Terry's request for two 50-square-foot signs and one 60-square-foot sign. Other applicants who requested one or two signs have revised their requests to fit within the base or adjusted maximum (which includes an additional allowance of 0.005 times the first floor square footage as permitted by the current Sign Ordinance) and would likely align similarly with the proposed façade-based approach.

City staff shared the proposed ordinance with four sign companies – Comet Signs (P. Terry's Burger Stand), Aetna Sign Group (The UPS Store, Leslie's Pool Supplies, Goodwill, Scooter's Coffee), Southwest Texas Sign Service Inc. (Whataburger) and A-1 Signs (QuikTrip) – to review and provide feedback. Two of these companies responded, and their input has been incorporated into the proposed ordinance attached herein. The primary recommendations included:

- Increase the maximum square footage for wall signs to 25% of the façade area.

- Define the term “façade.”
- Clarify the number of signs allowed for multi-tenant buildings (per tenant or per façade).
- Reduce setback requirements for signs along major arterials and freeway frontages.
- Consider grade of adjacent street pavement in maximum sign height allowances.

These recommendations have been incorporated to ensure the proposed ordinance supports business needs while maintaining Cibolo’s community character and aesthetics.

CITY COUNCIL ACTION:

The following are sample motions that can be made by the City Council regarding this agenda item.

1. **Approval** of the ordinance amending Chapter 58, Signs, of the City of Cibolo Code of Ordinances.
2. **Approval** of the ordinance amending Chapter 58, Signs, of the City of Cibolo Code of Ordinances, **with amendments**.
3. **Disapproval** of the ordinance amending Chapter 58, Signs, of the City of Cibolo Code of Ordinances.

Attachments

[Presentation.pdf](#)

[Ordinance.pdf](#)

[Exhibit A_City Council.pdf](#)

[Exhibit A_Board of Adjustments.pdf](#)



Sign Ordinance Amendment Chapter 58, Cibolo Code of Ordinances

November 12, 2024

Presented By: Eron Spencer



PURPOSE

On September 26, 2024, City Council's Ordinance Subcommittee discussed recommended updates to the City's Sign Ordinance. Council directed staff to complete the following tasks:

1. Analyze recent sign permits to determine appropriate façade percentages for wall signs; and
2. Reach out to sign companies for feedback on the proposed sign regulations to ensure they would reasonably serve their customers.



OVERVIEW

Sign Ordinance Amendment Goals

Sign Permit Analysis

Sign Professionals Feedback

Proposed Ordinance Changes

Questions



Sign Ordinance Amendment Goals



SIGN ORDINANCE AMENDMENT GOALS

The goals of the proposed sign ordinance are as follows:

1. Update the ordinance to align with common business practices
2. Increase voluntary compliance, minimizing the need for formal enforcement
3. Reduce reliance on comprehensive sign programs and variances
4. Strengthen regulations governing comprehensive sign programs and variances
5. Minimize City Council's involvement in cases that fall within the established parameters
6. Provide clearer sign regulations, illustrations, and processes for both staff and businesses
7. Improve overall structure by standardizing table formatting and eliminating repetitive language



Sign Permit Analysis



SIGN PERMIT ANALYSIS

A	C	H	O	P	Q	R	S	T	U	V
Permit Number	Work Type	Project Address	Allowed sq ft	Including 0.005 * 1st floor sq ft	Requested or Approved sq ft	Façade sq ft (visible from ROW)	20% of Façade			
2024-16	Sign Permit	778 Cibolo Valley Drive 115	48	53.7	50	375	75			
2024-62	Sign Permit	2251 FM 1103 Ste. 106	60		30.3	518	103.6			
2024-63	Sign Permit	813 Cibolo Valley Dr 130	48	62.42	62.19	2997	599.4			
2024-84	Sign Permit	2432 FM 1103	80		51.3	1335	267			
2024-215	Sign Permit	950 EVERYDAY WAY								
2024-293	Sign Permit	784 Cibolo Valley Dr.	48		60.66	942	188.4			
2024-344	Sign Permit	857 CIBOLO VALLEY DR 272 & 280	48		47.9	2781	556.2			
2024-365	Sign Permit	885 Cibolo Valley Dr								
2024-394	Sign Permit	857 Cibolo Valley Dr 252	48	55.2	62.8	1200	240			
2024-441	Sign Permit	857 Cibolo Valley Road, suite 268	48		42.5	378	75.6			
2024-547	Sign Permit	200 PFEIL RD	60		10		0			
2024-620	Sign Permit	205 S MAIN ST	48		25		0			
2024-656	Sign Permit	961 Cibolo Valley Dr.								
2024-659	Sign Permit	961 Cibolo Valley Dr.								
2024-673	Sign Permit	857 Cibolo Valley Dr 228								
2024-676	Sign Permit	2251 fm 1103 ste 126	60		33.9	476	95.2			
2024-689	Sign Permit	261 Knights Crossing	60		94.92	18350	3670			
2024-708	Sign Permit	18238 IH 35 N Ste. 131	80		56	399	79.8			
2024-754	Sign Permit	857 Cibolo Valley Drive Ste. 244	48	63	51.72	903	180.6			
2024-755	Sign Permit	857 Cibolo Valley Drive Ste. 244								
2024-858	Sign Permit	2464 FM 1103	60		32	262	52.4			
2024-864	Sign Permit	400 CIBOLO VALLEY DR	60	76.53	99.25	2227	445.4			
2024-870	Sign Permit	100 N MAIN ST	60		32		0			
2024-871	Sign Permit	400 CIBOLO VALLEY DR								
2024-874	Sign Permit	125 CLINTON RD								
2024-887	Sign Permit	18238 I35 Frontage Rd 107	80		114	2730	546			
2024-928	Sign Permit	409 QUARTER MARE								
2024-982	Sign Permit	857 Cibolo Valley 228	48	55	55.5	420	84			
2024-1086	Sign Permit	961 Cibolo Valley Dr	60	88	160	5472	1094.4			
2024-1100	Sign Permit	857 CIBOLO VALLEY DR 272 & 280								

Indicates a sign type other than permanent wall sign

Indicates a difference of 25 or less between S and Q Requested Sign Program or Variance

Column Q contains the requested sq ft or what was approved

Staff reviewed sign permits issued from January 1, 2024, to the present, analyzing the façade square footage in relation to wall sign square footage. This analysis determined that a maximum of 20% of the façade area for wall signs aligns with typical sign permit requests.



Sign Professionals Feedback



SIGN PROFESSIONALS FEEDBACK

After concluding the 20% maximum square footage per façade approach for wall signs, Staff shared the proposed ordinance with four sign companies on October 9, 2024, for review and feedback.

- Comet Signs
- Aetna Sign Group
- Southwest Texas Sign Services Inc.
- A-1 Signs

Two of the four sign companies responded, and their input has been incorporated into the proposed sign ordinance. The primary recommendations included:

- Increase the maximum square footage for wall signs to 25% of the façade area.
- Define the term “façade.”
- Clarify the number of signs allowed for multi-tenant buildings (per tenant or per façade).
- Reduce setback requirements for signs along major arterials and freeway frontages.
- Consider grade of adjacent street pavement in maximum sign height allowances.



Proposed Ordinance Changes



ORDINANCE CHANGES

Sec. 58-5 Definitions

- New and updated definitions were added. Some examples include:
 1. Updated Definition: Chief Building Official includes designee
 2. New Definitions: Director of Planning, Façade, and Surface Area

Sec. 58-6 Sign Types

- New section created to separate Definitions and Sign Types
- Revised definitions to specify different types of signs and their associated regulations without focusing on sign content
- Clarified overlapping definitions (i.e., abandoned v. vintage signs, vehicular signs v. functional vehicular signs, small yard signs v. medium yard signs, and different types of electronic signs)
- Included sign renderings, illustrations, and photos of local businesses where applicable

Wall. Any sign painted on, attached to or projecting from the wall surface of a building (whether permanent or portable), including signs on awnings and/or marquees. A wall sign that is painted directly only the wall may also be referred to as a “wall painted” sign. Murals are not wall signs.





ORDINANCE CHANGES

Sec. 58-7 General Regulations

- Consists of regulations that apply to various sign types. Some examples include:
 1. Prohibition of placement on utility poles and other public structures
 2. Restrictions against obstructing public sidewalks and pathways
 3. Requirement to remove event-related signs within 2 days after the event
 4. Conditions for illuminated signs (i.e., shielding, turn-off times, and adherence to illumination standards)

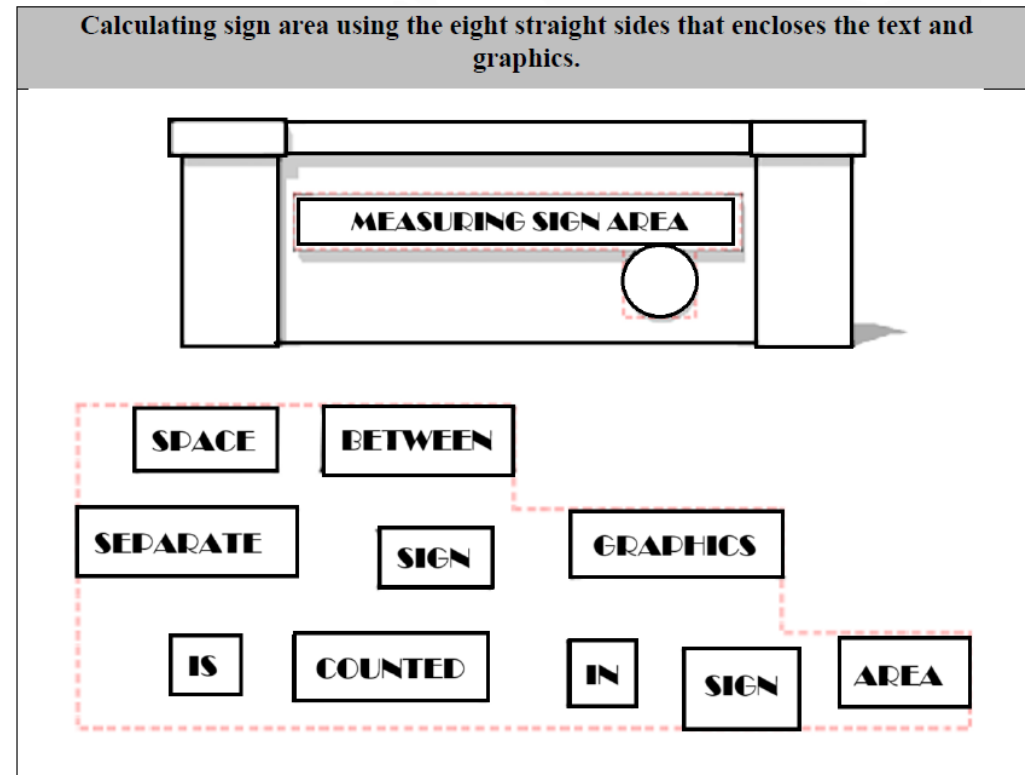
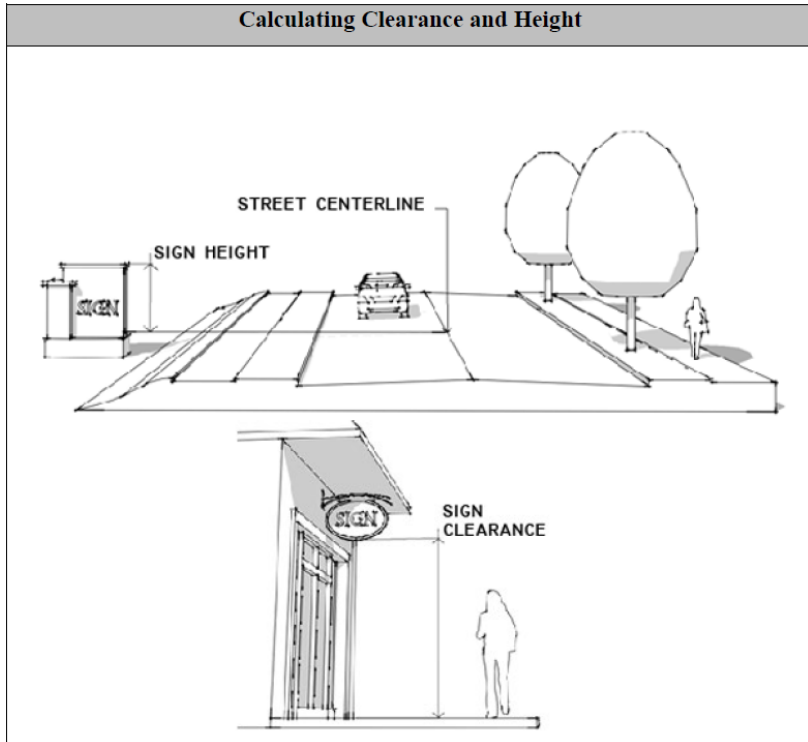
Type of Illumination	Distance from Residential Area in which sign is visible			Not visible from a Residential Area
	Less than 200 ft.	201 ft. to 500 ft.	More than 500ft.	
Direct, Internal or Backlit	No Illumination Facing Residential	150 foot-lamberts	250 foot-lamberts	250 foot-lamberts
Indirect or Reflected	No Illumination Facing Residential	25 foot-candles	50 foot-candles	50 foot-candles



ORDINANCE CHANGES

Sec. 58-8 Clearance, Height, Surface Area Calculations

- New section created to explain how sign clearance, height, and surface area are measured and calculated.
- Example illustrations are provided to improve user-friendliness and comprehension.





ORDINANCE CHANGES

Sec. 58-10 Sign Permits

- The Chief Building Official sets the requirements for sign permit applications.
- Administratively complete applications are subject to a 30-day review period by the Chief Building Official.

Sec. 58-13 On-Premises Signs

- All regulations have been organized into tables, with the most common sign types (i.e., monument, pylon, wall) each having their own table, while separate tables were created for temporary and permanent signs.
- Regulations for the most common sign types were categorized based on street typologies (i.e., freeway, major arterial, minor arterial, and all other streets) to align with street characteristics.
- Legal limitations on sign regulation were incorporated to ensure regulations focus on sign type and placement rather than content.

Table 3: Wall Signs

Sign Facing Street Typology	Number of Signs	Maximum Sign Face Area Per Façade (square feet)
Single Commercial Building		
Freeway	One per façade	120
Major arterial	One per façade	100
Minor arterial	One per façade	80
All other streets	One per façade	60
All Wall Signs	<p>May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food preparation areas).</p> <p>Signs may not exceed the lesser of Twenty-five percent (25%) of the façade square footage or any maximum listed in this chart.</p> <p>Canopies are not considered part of the façade they are mounted on for the purpose of calculating number of signs or façade square footage.</p> <p>Maximum 10 signs per façade.</p>	



ORDINANCE CHANGES

Sec. 58-15 Historic Sign District

- Wording was clarified to ensure it applies exclusively to signs within the Old Town Mixed Use Overlay District.
- Approval from the Cibola Historical Committee is required for wall painted signs, and any decisions made by the committee can be appealed to City Council.



ORDINANCE CHANGES

Sec. 58-16 Comprehensive Sign Program Regulations

- Only developments that currently have or are platted to have at least three businesses are eligible to apply for a sign program.
- Specifications for all signs on the property must be submitted to ensure uniformity and compatibility with all businesses on the property.

City Council	Board of Adjustment
Final decision within 45 days	Decision within 45 days
-	Appeal denial to City Council

Sec. 58-17 Variances

- Variance standards were consolidated into four categories, one of which requires proving a hardship unique to the land.

City Council	Board of Adjustment
Final decision within 45 days	Decision within 45 days
-	Appeal denial to City Council



ORDINANCE CHANGES

Sec. 58-18 Sign Maintenance and Nuisances

- Maintenance and repair provisions, which were previously limited to certain sign types, were expanded to apply to all sign types.
- The Director of Planning must provide notice to the responsible party if a sign is deemed a nuisance.
- Nuisance-related appeals are reviewed by the Board of Adjustment.

Sec. 58-19 Nonconforming Signs

- Provisions related to nonconforming signs were consolidated into this section and made broadly applicable.
- A nonconforming sign is deemed destroyed if the repair cost exceeds 60 percent of the cost to construct a new sign of the same type at the same location.
- The Director of Planning will assess whether the repair cost exceeds the 60 percent threshold, with the final decision made by City Council.

Sec. 58-20 Enforcement

- General nuisance language was included to support compliance efforts.
- Clarified that enforcement may be applied in addition to abatement.



| Questions



ORDINANCE NO: _____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, AMENDING CHAPTER 58 OF THE CITY OF CIBOLO CODE OF ORDINANCES; PROVIDING RULES AND REGULATIONS FOR SIGNAGE; PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, PUBLICATION, CODIFICATION; DETERMINING TEXAS OPEN MEETINGS ACT COMPLIANCE WITH; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds the City of Cibolo, Texas (the “City”) is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

WHEREAS, the City Council finds that the Texas Local Government Code Chapter 216 authorizes the City to regulate signs; and

WHEREAS, the City Council finds that Chapter 58 of the City of Cibolo Code of Ordinances (“Chapter 58”) regulates the installation and maintenance of signs within the city and its extraterritorial jurisdiction; and

WHEREAS, the City Council finds that amending Chapter 58 will encourage economic development; protect residential areas, and enhance the fairness and efficiency of the city’s sign ordinance; and

WHEREAS, having duly considered this matter, the City Council desires to adopt rules and regulations for signage.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1: Findings. The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. Amendments. The Code of Ordinances of the City of Cibolo, Texas is amended to delete Chapter 58 in its entirety, and substituting therefor, with a new Chapter 58 as shown in Exhibit A.

SECTION 3. Savings. All rights and remedies of the City are expressly saved as to any and

all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 4. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 6. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 7. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 8. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day in which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 9. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

ORDERED on this ____ day of _____ 2024.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC
City Secretary

Hyde Kelley LLP
City Attorney

EXHIBIT A
CIBOLO CODE OF ORDINANCES

...

CHAPTER 58 SIGNS

Sec. 58-1.- Relation to other ordinances.

This chapter shall not be construed to require or allow any act which is prohibited by any other chapter. This chapter is specifically subordinate to any ordinance or regulation of the City of Cibolo pertaining to building and construction safety or to pedestrian and traffic safety.

Sec. 58-2. - Purpose.

The purpose of this chapter is to provide uniform sign standards and regulations to ensure public safety, efficient communication and promote a positive City image reflecting order, harmony, and pride, thereby strengthening the economic stability of the City of Cibolo's business, cultural, historical, and residential areas as follows:

- (a) *Public safety.* To promote the safety of persons and property by ensuring that signs do not:
 - 1. Create a hazard due to collapse, fire, decay, or abandonment;
 - 2. Obstruct firefighting or police surveillance;
 - 3. Create traffic hazards by confusing, distracting, or obstructing the view of pedestrians or vehicles; or
 - 4. Become obstacles that hinder free passage to pedestrians, bicyclists, or motorists.
- (b) *Efficient communications.* To promote the efficient transfer of information in sign messages by ensuring:
 - 1. Those signs which provide public safety messages and information are given priority;
 - 2. Businesses and services may identify themselves;
 - 3. Customers and other persons may locate businesses or services;
 - 4. No person or group is arbitrarily denied the use of sight lines from public rights-of-way for communication purposes;
 - 5. Persons exposed to signs are not overwhelmed by the number of messages presented and are able to exercise freedom of choice to observe or ignore such messages according to the observer's purpose; and
 - 6. These regulations are implemented and enforced in a content neutral manner.
- (c) *Landscape quality and preservation.* To protect the public welfare and enhance the appearance and economic value of the landscape by ensuring that signs:
 - 1. Do not interfere with scenic views;
 - 2. Do not create a nuisance to persons using public rights-of-way;

3. Do not create a nuisance to occupants of adjacent and contiguous property by their brightness, size, height, or movement;
4. Are not detrimental to land or property values;
5. Do not contribute to visual blight or clutter; and
6. Are architecturally compatible and harmonious with the structure to which they pertain and to neighboring structures.

Sec. 58-3. - Compliance Required.

- (a) *Prohibition.* No person may construct, reconstruct, place, install, relocate, alter, or use a sign after the effective date of this ordinance unless such installation, construction, reconstruction, placement, relocation, alteration, or use meets all the provisions of this and all other applicable ordinances adopted by the City council of the City of Cibolo.
- (b) *Responsible Parties.* Property owners, tenants, and other primary beneficiaries of a sign installed, moved, structurally altered, structurally repaired, maintained, or used in violation of this Code is presumed to have authorized the installation, movement, structural alteration, structural repair, maintenance, or use of the sign in violation of this Code.

Sec. 58-4. - Jurisdiction.

The provisions of this chapter shall apply within the City limits and Extraterritorial Jurisdiction of the City of Cibolo, as defined by state law.

Sec. 58-5. - Definitions.

Words and phrases used in this chapter shall have the meanings set forth in this section. Other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise. Headings and captions are for reference purposes only and shall not be used in the interpretation of this chapter. In the event of conflicting regulations or definitions thereupon, the stricter definition or regulation shall apply.

Administratively complete. A term that describes an approved sign permit application submittal to the City of Cibolo. A sign permit application will be deemed administratively complete, upon the submittal of the following: A truthful and fully complete application; the required fees, the site plan, elevation drawings and structural detail of work. The application must be signed by a party authorized to make such an application and the applicant's signature must be notarized.

Advertising. Any purpose to attract attention to a business, product, service, or activity.

Board of Adjustments or Board. The Cibolo Board of Adjustments as provided in the Cibolo Unified Development Code.

Building. Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal, or property of any kind, including, but not limited to, tents, awnings or vehicles situated on private property and used for purposes of a building.

Business. An entity, organization, or individual engaged in commercial, industrial, or service activities conducted with the purposes of generating a profit in a for-profit or not-for-profit setting. The term business excludes occasional sales of personal items such as garage or yard sales that are not considered a primary source of income.

Chief Building Official or Building Official. The person(s) employed by the City as the Chief Building Official or their designee.

City of Cibolo, Cibolo, or City. The City of Cibolo, Guadalupe and Bexar Counties, Texas, an incorporated municipality and its associated ETJ.

Commercial. Related to the operation of a Business.

Comprehensive sign program. A development process designed for integrated commercial, institutional and industrial developments that generally have multiple uses, multiple shared points of access, or that may be a part of large-scale development.

Director of Planning. The Director of Planning for the City of Cibolo or their designee.

Excessively Illuminated signs. Signs that are illuminated in such a manner, to such intensity, or without shielding, to:

1. constitute a hazard to the operation of motor vehicles upon any public street or road,
2. substantially interfere with the reasonable enjoyment of residential property, or
3. interfere with the effectiveness of traffic control.
4. Illuminate in excessive of the parameters of this Chapter which is per se excessively illuminated.

Extraterritorial jurisdiction (ETJ). As defined by Tex. Local Government Code § 42.021, land that is not within the corporate limits of the City of Cibolo, Texas, but land over which the City has jurisdiction by virtue of the Tex. Local Government Code.

Flag. A fabric sheet attached at one end to a pole, cable, or rope.

Façade. The exterior face of a building. The side of a canopy attached to a building is not counted as the same façade as the side of a similarly facing side of a building.

Hardship. A condition that would result in the closing or elimination of any lawful business not created by personal difficulties of the owner.

Moving elements. Balloons, streamers, banners, mechanical arms, or the like.

Multi-Unit Commercial Building. Any property such as a shopping center, office park, or industrial park, which consists of two or more businesses or entities in a single building.

Notice. Actual notice by personal delivery or written notice sent by registered or certified mail.

Premises. A lot or tract within Cibolo or its ETJ, and contiguous tracts in the same ownership, which are not divided by any public highway, street, alley, or right-of-way.

Residential area. Any property within the City limits which is zoned residential.

Setback. The horizontal distance between a sign and the property line, as measured from the property line(s) to the closest edge(s) of the sign.

Sign (in general). A name, identification, description, display or illustration that is affixed to or represented directly or indirectly upon a building, structure or piece of land that directs attention to an object, person, product, place, activity, institution or business.

Single Unit Commercial building. A structure containing a single stationary, commercial establishment, office, business, school, church, non-profit organization, charity, or government agency.

Surface Area. The entire sign surface within a single contiguous perimeter, excluding support structures.

Variance. Written approval to depart from the strict application of the provisions of this chapter.

Visibility triangle. Triangle sight area would be from the corner of converging streets or roads to a distance along each street, curb, or road edge which ever extends farther from the centerline, with the triangle completed by drawing a line through the property from both ends of the street rights-of-way. For further information, see section 58-13.

Sec. 58-6. - Sign Types

Abandoned/obsolete. A sign that advertises a product, service, or business no longer available or in operation or not being maintained at a location for a period of one year after the cessation of a product, service, or business at said location (or in the case of leased premises, two years after the most recent tenant ceases to operate on the premises) shall be presumed abandoned. Related off-premises signs pertaining to same shall also be presumed abandoned.

A-frame (sandwich). An A-framed style sign, which is typically, but not necessarily, foldable or collapsible and meant to be easily moved.



Banner. A rectangular sign made of a flexible material.



Billboard. All off-premises signs containing at least 200 square feet surface area.



Changeable electronic variable message (CEVMS). A sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator.



Changeable Copy. A non-electric sign, or part of a sign, on which content can be changed or rearranged without altering the face or surface of the sign, including, but not limited to, a theater marquee or a gasoline price sign.

Electronic. A sign, display or device that exhibits its message, words, letters, numbers, images, symbols, or copy by programmable, mechanical, or electronic process including, but not limited to, LED electronic signs, CEVMNS signs, and static electronic displays.

Event. Commercial signs advertising a specific event.

Exposed outdoor string lights. Exposed visible light bulbs on an electrical cord for non-residential properties, typically hung on a patio area or across a right-of-way for decorative purposes, festivals or holidays.

Feathered Flag. A type of portable advertising banner that consists of a narrow piece of printed fabric mounted on a lightweight frame

Flag. A piece of cloth or similar material that is rectangular in shape and attached on one side to a pole.

Flashing. Message boards that are electronically controlled by intermittent light impulses or alternating panels consisting of letters, words, or numerals that can either change sequentially or travel across the surface area. Excluding time and temperature signs, emergency signs, school zone signs, or other governmental signs.

Functional Vehicular. Vehicular signs whose purpose is the identification of a business or its products or services on a vehicle operated and parked in a manner appropriate to the normal course of business for purposes beyond advertising.

Historic. A sign that is an integral part of the historical character of a landmark building or historic district.

Home. A sign placed on a residence for non-commercial purposes.

Illuminated. Any sign illuminated in any manner by an artificial light source of any kind, either detached from the sign or a part thereof. Signs that are only incidentally and indirectly illuminated as a result of a lighting plan primarily designed as security lighting or landscape lighting are not illuminated signs.

Illegal. A sign that requires a permit and that is erected without a permit. A sign that is erected without the property owner’s permission. A sign that is erected in a zone without meeting minimum requirements of that zone, or a sign otherwise prohibited by this chapter.

Inflatable. A commercial decoration manufactured of plastic, cloth, canvas, or other light weight material that is inflated with air, secured to the ground and does not float used in relation to a business regardless of the nature of the sign.



LED. A sign that displays its message using a light-emitting diode (LED).

Medium Yard. A sign made of a lightweight material, with a printed or handwritten message, mounted on a frame or stakes which are inserted into the ground for support.



Menu board: A sign oriented to the drive-through lane for a restaurant.



Monument. A sign which is mounted on a base at least as wide as the sign with an opening between the base and the sign of no more than 2 inches.



Moving. Any sign or part of a sign which is animated or moves, including moving elements of a sign.

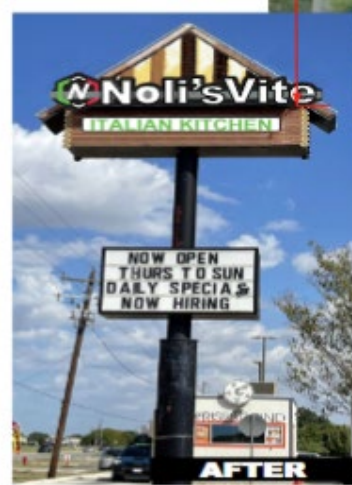
Nonconforming. A nonconforming sign is a sign that is not allowed under this chapter, but which, when first constructed was allowed and continued in its legal status until the adoption of this chapter.

Noncommercial. A sign that is not associated with the operation of a business.

Off-premises. A sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

On-premises. Any sign the content of which relates to the premises on which it is located, referring to names, locations, products, persons, accommodations, services or activities on the premises, or the sale, lease or construction of premises on which it is located.

Pole/pylon. A self-supporting freestanding sign that must adhere to the requirements of construction using durable building materials including, but not limited to, masonry, stucco, painted pipe, aluminum clad piping, or other complimentary materials.

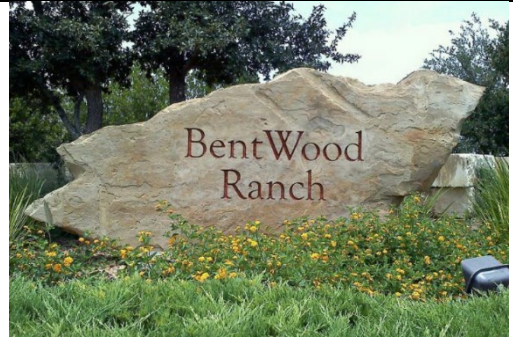


Pennant. A long, narrow, usually triangular flag composed primarily of cloth, paper, fabric or other similar non-rigid material.

Prohibited. Any sign not allowed for specifically within this chapter.

Roof. A sign that is mounted on, and is wholly supported by, the roof of a building and does not extend beyond the wall line.

Subdivision. Any permanent sign used to advertise a specific subdivision.



Streamer. A long, narrow strip of cloth, paper or ribbon used separately or with banner signs or pennant signs.

Temporary. A sign meant to be exhibited on a limited basis as outlined in the ordinance.

Temporary Placeholder Signs: Signs that are used while fully permitted permanent signage is being created or repaired.

Traffic control. A sign identifying parking areas or directing the flow of traffic.

Vehicular. A permanent or temporary commercial sign affixed to a vehicle or trailer.



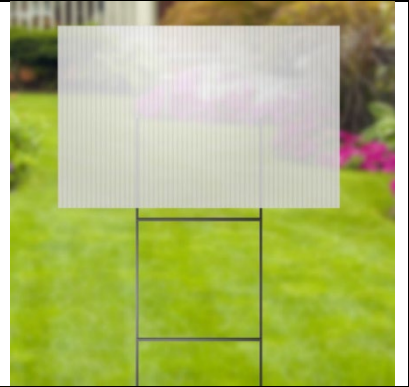
Vintage. That is used for decorative purposes only and is 20 years old or more.

Wall. Any sign painted on, attached to or projecting from the wall surface of a building (whether permanent or portable), including signs on awnings and/or marquees. A wall sign that is painted directly only the wall may also be referred to as a "wall painted" sign. Murals are not wall signs.



Wall painted. A wall sign painted directly on the exterior wall of a building.

Small Yard Sign. A small sign made of a lightweight material, with a printed or handwritten message, mounted on a frame or stakes which are inserted into the ground for support.



Sec. 58-7. - General regulations.

(a) This section shall apply to all signs located within the City limits of the City of Cibolo or its ETJ regardless of whether the sign requires or receives a permit. No sign or part of a sign shall:

1. Be attached, placed, painted, or otherwise erected upon any street lamppost, telephone pole, utility pole or pedestal, fire hydrant, bridge, public building, or any other public property except by the governmental entity owning the public property;
2. Be located within ten feet of an easement with underground utilities;
3. Be located within a ten-foot radius of any power line, pole, or crossbar or creating a hazard to vehicular or pedestrian safety;
4. Be placed upon real property without the written consent of the owner or agent of the property;
5. Be painted on a roof;
6. Be installed so that it faces contiguous residential property;
7. Be located in, on, or over any right-of-way, or otherwise within ten feet of the edge of a road except for directional or informational signs erected by government agencies or permitted monument signs within the center of a divided roadway;
8. Be located so that it blocks vehicle or pedestrian views and/or safe sight distances at any intersection, curve, or corner (see section 58-13, site visibility triangle) including, but not limited to, signs located on private property;
9. Imitate or resemble an official traffic-control device or railroad sign or signal, attempt to direct the movement of traffic, or hide from view or hinder the effectiveness of an official traffic-control device or railroad sign or signal;
10. Be located so that it is on, or in any way obstructs, any sidewalk, walkway, or pathway used by the public for normal pedestrian access;
11. Physically or visually block governmental entity signs, fire escapes, doors, or windows (except as otherwise provided herein);
12. At the time of installation, be installed in violation of any other applicable law;

13. Be hung with less than eight feet of vertical clearance above the sidewalk or less than 18 feet of vertical clearance above the street, drive, or parking area. This applies to any part of a sign, including mounting fixtures and supporting structures, which is mounted above or projects over any sidewalk, street, drive, or parking area, whether on public or private land.

(b) All signs or part of a signs shall:

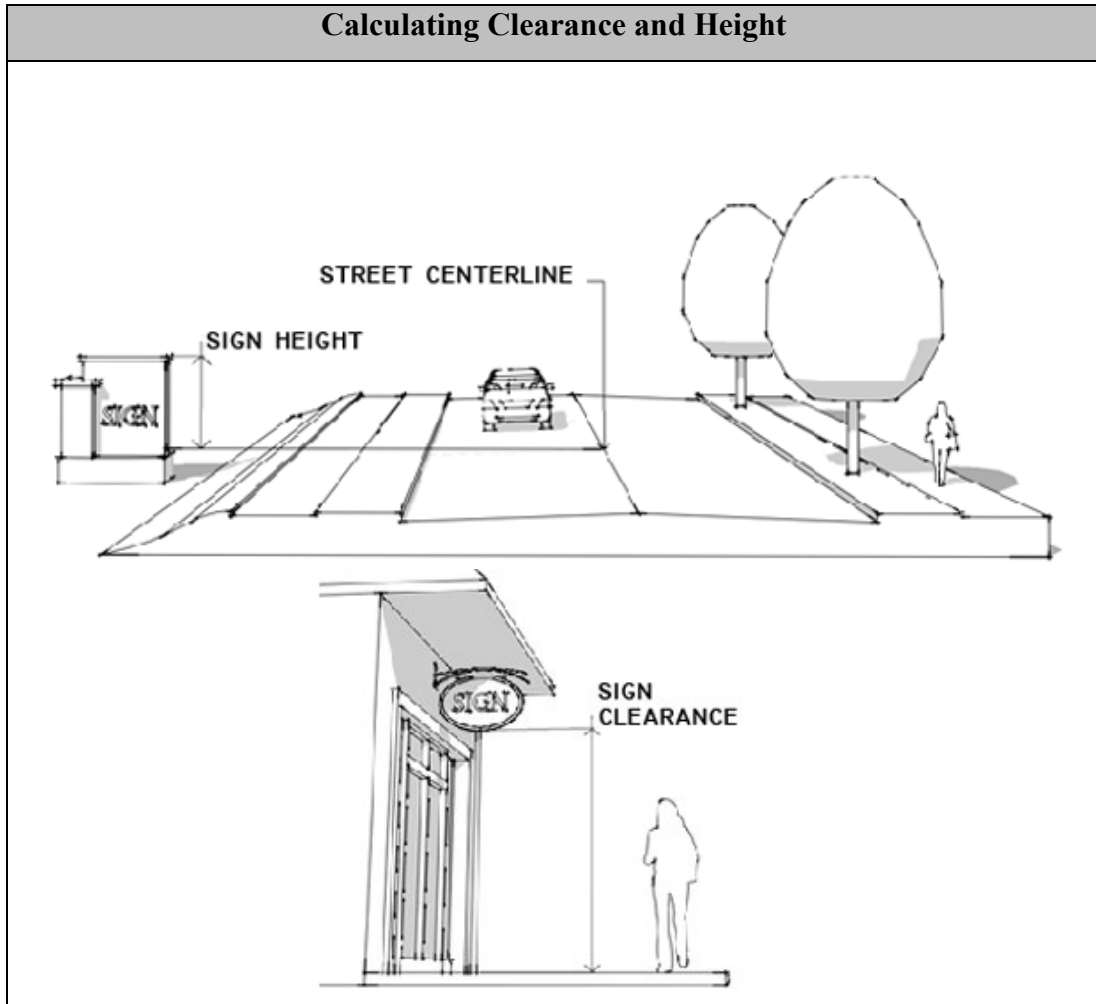
1. Be kept in good repair, free of breaks, tears, excessive fading, or other defects, except as provided otherwise herein;
2. Be maintained in a level position unless designed to not be level;
3. Be removed within 2 days of an event, if related to a specific date or event; and
4. Be illuminated only in compliance with the following conditions:
 - i. Signs shall be internally illuminated, or if external illumination is used, the source of the illumination shall be shielded.
 - ii. Signs associated with a business shall be turned off during times a business is not open to customers.
 - iii. Signs shall not exceed the following illumination standards:

Type of Illumination	Distance from Residential Area in which sign is visible			Not visible from a Residential Area
	Less than 200 ft.	201 ft. to 500 ft.	More than 500ft.	
Direct, Internal or Backlit	No Illumination Facing Residential	150 foot-lamberts	250 foot-lamberts	250 foot-lamberts
Indirect or Reflected	No Illumination Facing Residential	25 foot-candles	50 foot-candles	50 foot-candles

Sec. 58- 8. - Clearance, Height, Surface Area Calculations.

- (a) Sign clearance is calculated by measuring the smallest vertical distance between the grade of the adjacent street pavement or curb and the lowest point of the sign. Sign framework and embellishment are included in the measurement, and sign supports are excluded.
- (b) Sign height is calculated by measuring the vertical distance above grade, street pavement, or building facade to the highest point of the sign.

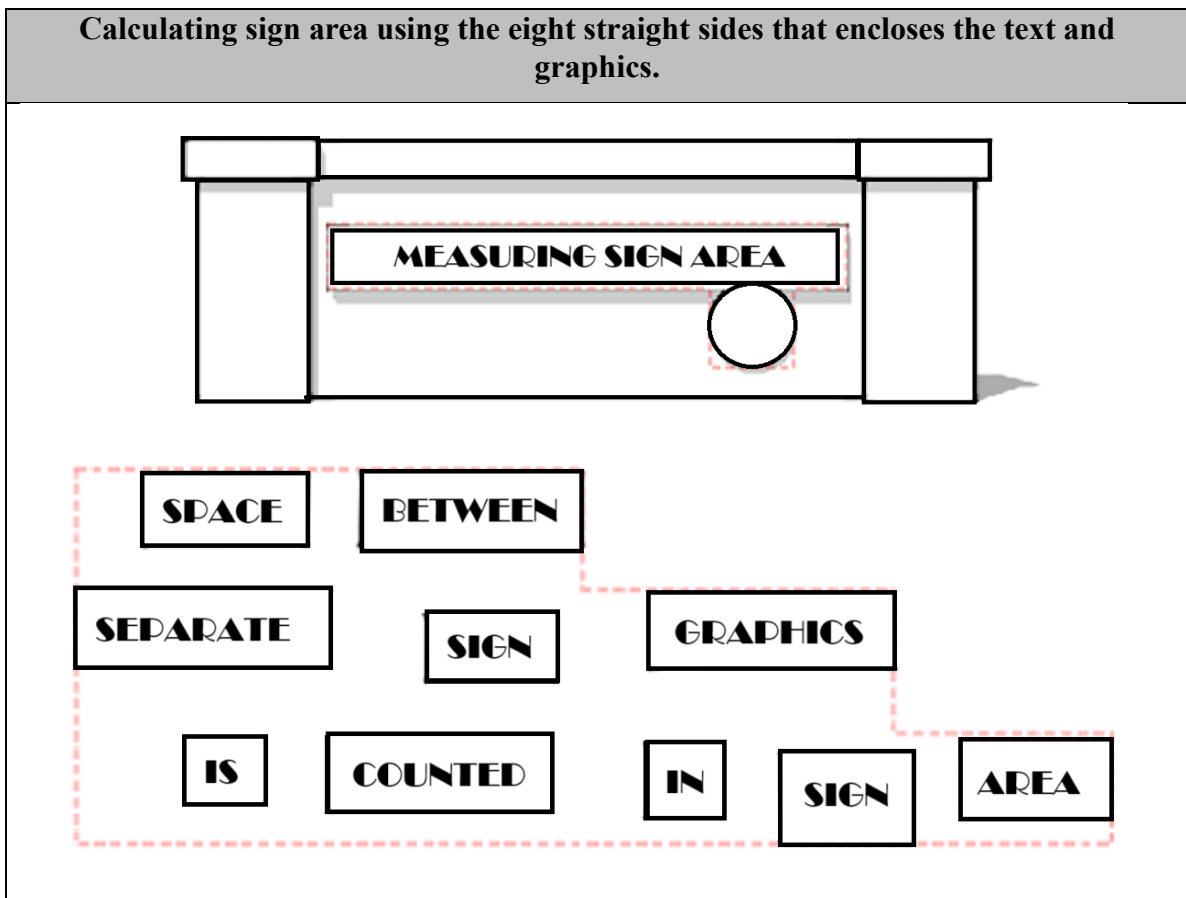
Calculating Clearance and Height



(c) For a wall sign, the sign area is the lesser of:

1. the area of the smallest rectangle within which the face of the sign can be enclosed;
or
2. the smallest area of not more than three contiguous rectangles enclosing different sections of the sign.

- (d) For a single sign having two faces with only one face visible from any point, the sign area is measured using only one face.
- (f) Sign area is calculated by drawing a perimeter around the face of a sign using no more than eight straight sides. The face of a sign includes any text, graphics, frame, material, or color that differentiates the sign from the structure on which it is mounted. The area of a sign excludes the structure upon which the sign is placed except the portions of the structure that appear between separated sign graphics, as shown in the illustration below.
- (g) For a sign on a corner site whose allowable sign area is based on linear feet of street frontage, the maximum sign area is calculated using only the single largest street frontage.



Sec. 58-9. - Prohibited Sign Types.

The following signs are prohibited from installation, construction, repair, alteration, location or relocation within the City, except as otherwise specifically permitted in this chapter or by agreement approved by the City council as part of a comprehensive sign program:

- (a) Abandoned/obsolete signs, unless the sign qualifies as a Vintage Sign.
 If a sign is determined to be abandoned and/or obsolete under this ordinance by the code enforcement officer, said sign shall be removed by the owner/lessee of the property.
- (b) Beacons, searchlights or skylights.

- (c) Billboards.
- (d) Flashing signs.
- (e) Inflatable signs.
- (f) Excessively Illuminated signs. Signs in compliance with the other illumination provisions of this Chapter may still be excessively illuminated if their placement, structure, or some other aspect of their design causes them to meet the definition of an Excessively Illuminated sign.
- (g) Moving signs. Except as otherwise permitted herein, there shall be no movement of the sign body or any segment thereof such as rotating, scrolling, moving up and down or any other type of action involving a change in position of the sign body or segment thereof, whether caused by mechanical or any other means. No flashing, blinking or rotating lights shall be permitted, nor shall the sign contain audible sound or odor.
 - 1. Exception: For LED signs or other signs where the message on the sign is adjustable, each new message shown on the sign must be static, with no movement, for at least six seconds before a new message is displayed on the sign face.
- (h) Off-premises signs, except as otherwise authorized herein.
- (i) Pennant signs.
- (j) Vehicular signs, except Functional Vehicular signs.
- (k) Wall painted signs, except as otherwise authorized herein.

Sec. 58-10. - Sign permits.

- (a) *Permit and fee required.* Except for those signs described in section 59-11, no person may construct, place, install, or relocate any sign without first obtaining a sign permit from the City of Cibolo. Each application for a sign permit must be accompanied by the appropriate fee as listed in the City of Cibolo Fee Schedule.
 - 1. Construction, reconstruction, placement, installation, or relocation of any sign shall require a permit and remittance of the appropriate fee which shall not be refundable.
 - 2. A permit is required to replace a previously permitted sign with another sign that is of like content, size, location, and that is otherwise compliant with this chapter, except that billboards may not be replaced.
 - 3. A nonconforming billboard shall renew the previously approved billboard permit annually. The annual fee is due by January 1 of each calendar year. No fee will be assessed for routine changes of the sign face. Billboards that have not previously been permitted will not be approved for a permit.
 - 4. No permit will be issued for a proposed sign that will cause the aggregate of all signs on the property to exceed the square footage provided for in this chapter.
 - 5. No sign permit is required for a change of copy on any sign, or for the repainting, cleaning and other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued, so long as the sign or sign structure is not modified.
- (b) *Expiration of permits.* Per International Building Code Section 105.5 (as amended), every permit issued shall become invalid unless the work on the site is authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by

such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and express the justifiable cause for the requested extension.

- (c) *Application for sign permit.* A person proposing to erect or display a sign shall file an application for permit with the Chief Building Official. The Chief Building Official is authorized to establish rules, process, calendars, and content for the submittal of sign permit applications with approval by the City Manager not in conflict with this Chapter. The application must be provided on the form, pursuant to the calendar and rules, and containing the information required by the Chief Building Official.
- (d) *Approval and denial of permit.* The Chief Building Official shall review an administratively complete application within 30 days of receipt from the applicant. The Chief Building Official shall grant or deny an administratively complete permit application within 45 days after the date such application was received. The Chief Building Official shall examine the application, plans, and specifications and may inspect the premises upon which the proposed sign shall be erected, as needed. The Chief Building Official shall issue a permit if the proposed sign complies with the requirements of this chapter and all other regulations of the City of Cibolo, such as building, electrical, and other technical codes adopted by the City. If the Chief Building Official denies a permit, the official shall state the reasons for the denial in writing and shall either mail the denial certified returned receipt request, or hand deliver the denial to the applicant.
- (e) *Appeals.* City council hereby designates the Board of Adjustments to hear appeals under this chapter. The Board shall meet only when needed to consider an appeal of this chapter and may conduct such appeals concurrently with other regular or specially called meetings. Any applicant whose permit application is denied by the Building Official may appeal the denial to the Board. Such an appeal must be filed, in writing, with the Building Official within ten days after receipt of the denial and must state what error in law or fact was made by the Building Official. The appeal shall be limited to the information the appellant provided to the Building Official in the permit application. Variances or other exceptions from the law will not be granted during an appeal. If an appeal is filed with a request for a variance or other exception of law, the appeal may be considered by City Council along with the application for variance or other legal exception.
- (f) *Modifications.* After a sign permit has been issued by the Building Official, it shall be unlawful to change, modify, alter or otherwise deviate from the terms and conditions of the permit without prior written approval by the Building Official.

Sec. 58-11. - Signs allowed without a permit.

The following general-purpose signs are exempt from the requirement to obtain a permit, provided that they comply with all other provisions of this Chapter and other ordinances of the City of Cibolo. Signs shall be allowed without a permit as follows:

Table 1: Exempt Signs

Type of Sign	Ground or Attached	Maximum Square Footage	Number of Signs (per property)	Additional Regulations
A. A-frame Signs	Ground	8	1	<ul style="list-style-type: none"> - Must be returned indoors when business is closed. - Must be on-premises. - For a multi-unit commercial building 1 sign per each independently leased or owned space with its own external entrance
B. Changeable Copy Signs	Ground or attached	Dependent	Dependent	<ul style="list-style-type: none"> - Sign may be backlit or illuminated. - All other regulations are determined by the style of sign as provided in this Chapter.
C. Functional Vehicular Signs	Attached	N/A	N/A	<ul style="list-style-type: none"> - No vehicle sign shall extend beyond the frame or body of vehicle more than 12 inches.
D. Home Signs	Attached	9	4	N/A
E. LED Signs	Attached	3	1 per street front	<ul style="list-style-type: none"> - Shall not blink, flash, oscillate or intermittently turn on or off
F. Noncommercial Signs	Variable	8	2	<ul style="list-style-type: none"> - Shall not be illuminated or have any moving elements. - Shall not be more than 8 feet high
G. On-premises Commercial Yard Signs	Ground	8	2	<ul style="list-style-type: none"> - May not be in City right-of-way, interfere with pedestrian or vehicular traffic, or otherwise cause a nuisance as defined herein. - Must be removed at nightfall or close of business, whichever is later.
H. Window Signs	Attached	Variable	Variable	<ul style="list-style-type: none"> - Aggregate square footage must be less than 30% of total window area.

I. Traffic Control Signs	Ground	10	N/A	- Must be removed when no longer necessary
J. Functional Vehicular Signs	Attached	N/A	N/A	N/A
K. Vintage Signs	Variable	Variable	N/A	- Shall be for decoration only, be maintained in an attractive condition, enhance the visual character of the building, and must be off-premises.

Sec. 58-12. - Off-premises signs.

Off-premises signs must be in comply with the provisions of this section.

Table 2: Off-Premises Sign Standards

Type of Sign	Ground or Attached	Maximum Square Footage	Number of Signs (per property)	Additional Regulations
A. Commercial Yard Signs	Variable	16	1	<ul style="list-style-type: none"> - Event signs may be posted only from 7 days prior to 2 days after the event. - Weekly events must be posted no earlier than one day prior. - Maximum of two signs total.

Sec. 58-13. - On-premises signs.

On-premises signs must comply with the provisions of this section.

Table 3: Wall Signs

Sign Facing Street Typology	Number of Signs	Maximum Sign Face Area Per Façade (square feet)
Single Commercial Building		
Freeway	One per façade	120
Major arterial	One per façade	100
Minor arterial	One per façade	80
All other streets	One per façade	60
All Wall Signs	<p>May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food preparation areas).</p> <p>Signs may not exceed the lesser of Twenty-five percent (25%) of the façade square footage or any maximum listed in this chart.</p> <p>Canopies are not considered part of the façade they are mounted on for the purpose of calculating number of signs or façade square footage.</p> <p>Maximum 10 signs per façade.</p>	
Multi-Unit Commercial Building		
Freeway	One per façade	100
Major arterial	One per façade	80
Minor arterial	One per façade	70
All other streets	One per façade	50
All Wall Signs	<p>May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food prep areas).</p> <p>Signs may not exceed the lesser of Twenty-five percent (25%) of the façade square footage or any maximum listed in this chart.</p> <p>Canopies are not considered part of the façade they are mounted on for the purpose of calculating number of signs or façade square footage.</p> <p>Maximum 10 signs per façade.</p>	

Table 4: Pole/Pylon Sign

Street Typology	Number of Signs	Maximum Total Height (feet)	Maximum Surface Area (sq. ft.)	Minimum Required Setbacks from Property Line
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Single Unit Commercial Building				
Freeway	1	35	140	12 feet
Major arterial	1	20	140	12 feet
Minor arterial	1	10	140	12 feet
All other streets	1	8	140	12 feet
Multi-Unit Commercial Building				
Freeway	1 per complex	40	200	12 [feet]
Major arterial	1 per complex	25	140	12 [feet]
Minor arterial	1 per complex	15	140	12 feet
All other streets	1 per complex	10	140	12 [feet]

Table 5: Monument and Freestanding

Street Typology	Number of Signs	Maximum Total Height (feet)	Maximum Surface Area (sq. ft.)	Maximum Required Setbacks From Property Line
Single Unit Commercial Building				
Freeway	One per every 500 feet of highway frontage, with a maximum of 2	12	160 total and 80 sq. ft. per sign face	15 feet
Major arterial	One per every 500 feet of major arterial frontage, with a maximum of 2	8	140 total and 70 sq. ft. per sign face	10 feet
Minor arterial	One per every 500 feet of minor arterial frontage,	7	120 total and 60 sq. ft. per sign face	10 feet

	with a maximum of 2			
All other streets	One per street frontage, with a maximum of 2 (separated by a minimum of 500 feet)	6	100 total and 50 sq. ft. per sign face	10 feet
Multi-Unit Commercial Building				
Freeway	One per every 500 feet of highway frontage, with a maximum of 2	13	180 total	12 feet
Major arterial	One per every 500 feet of major arterial frontage, with a maximum of 2	9	140 total	10 feet
Minor arterial	One per every 500 feet of major arterial frontage, with a maximum of 2	8	120 total	10 feet
All other streets	One per street frontage, with a maximum of 2 (separated by a minimum of 500 feet)	7	100 total	10 feet
Old Town/Town Center Mixed Use Overlay Districts				
All streets	One per street frontage, with a maximum of 2 (separated by a minimum of 500 feet)	As indicated by type, above for "All other streets"	30 total	As indicated by type, above for "All other streets"

Table 6: Other Temporary Signs

Sign Type	Number of Signs	Times per Year	Maximum Sign Face Area (sq. ft.)	Number of Days	Additional Regulations
A. Banners	1	4	24	14	- Banner must be removed two days after event.
B. Feathered Flags	2	NA	16	1	- Must be removed at nightfall or close of business, whichever is later.
C. Flags	3	NA	See Flag Size Parameters	NA	- See permanent flags in Table 7
D. Medium Yard Signs	N/A	N/A	16	5 days	
E. Temporary Placeholder Signs	1	NA	Per approved permanent sign	180	- Shall meet location criteria of permanent sign - Shall not exceed size criteria of a permanent sign. - May be placed for three 180-day terms with inspections between terms

Table 7: Other Permanent Signs

Sign Type	Number of Signs	Maximum Surface Area (sq. ft.)	Additional Standards
A. Flag	3	See Table 8	- Must be mounted on flagpoles with no more than three flown on any one flagpole to include flagpoles equipped with a yardarm. - Shall not exceed the recommended size for the flagpole using specifications listed.

			<ul style="list-style-type: none"> - The flagpole height, not counting the finial, shall not exceed 25 feet in height from the ground, and in commercial areas (to include government agencies, police departments, fire stations, schools, United States Post Offices, cemeteries, and places of religious worship) shall not exceed 45 feet in height from the ground. - No more than three flagpoles shall be permitted per property. The second and/or third flagpole shall not be higher than the primary flagpole. - A Permit is required for the construction of a flagpole.
B. LED	1	24	- Shall not contain animation, motion or action.
C. Menu Boards	Number of drive-through lanes plus 1	Free standing: 36 square feet; non-freestanding: 6 square feet.	- Menu boards that are not freestanding, such as A-frame or sandwich boards, may not exceed 6 feet, may be double sides, and may not exceed one per street frontage.
D. Subdivision signs	1 double or 2 single sided per entrance.	32	<ul style="list-style-type: none"> - Each entrance marked with a sign must be 1,000 feet apart or more. - One subdivision sign may be located between the entrances, or one subdivision sign may be located on each side of the entrance, or one subdivision sign located in an island (if an island at the entrance was part of the original platted subdivision). - Shall not exceed seven feet in height. - May be indirectly illuminated. - Architectural features such as columns, towers, or other obvious entry or gateway feature shall be limited to the maximum allowable building height of the zoning district.

			- The signage area shall be the cumulative surface area of the sign itself and not the surface upon which the signage is applied. such as a wall, column, or other architectural feature.
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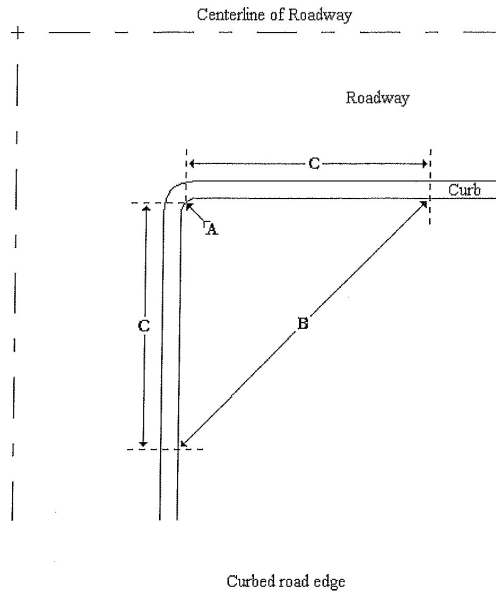
Table 8: Flag size parameters

Exposed Height (in feet)	Recommended Flag Size (in feet)	Recommended Size for Two Flags (in feet)		Recommended Size for Three Flags (in feet)		
		Primary	Secondary	Primary	Second	Third
10-19	3X5	3X5	2X3	3X5	2X3	2X3
20-29	5X8	5X8	4X6	4X6	3X5	3X5
30-39	6X10	6X10	5X8	5X8	4X6	4X6
40-49	8X12	8X12	6X10	6X10	5X8	5X8
50-59	10X15	10X15	8X12	8X12	6X10	6X10
60-69	12X18	12X18	10X15	10X15	8X12	8X12
70-79	15X25	15X25	12X18	12X18	10X15	10X15
80	20X30	20X30	15X25	15X25	12X18	12X18

Sec. 58-14. - Visibility Triangle Regulations

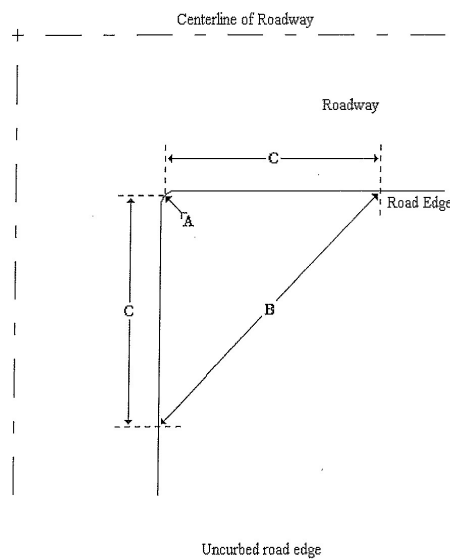
The location and installation of all above monument, temporary and pole/pylon signs shall be in compliance with the regulations of the UDC regarding the site triangle (line of site) shown in Figures 1—3 below:

Figure #1: Site Visibility Triangle Rendition (Curbed Road Edge)



- (a) Point of measurement farthest from the centerline.
- (b) Sight line establishing the visibility triangle.
- (c) Measured distance along street or road edge: a measurement of 50 feet on all major and minor arterials and 25 feet on all other roadways.

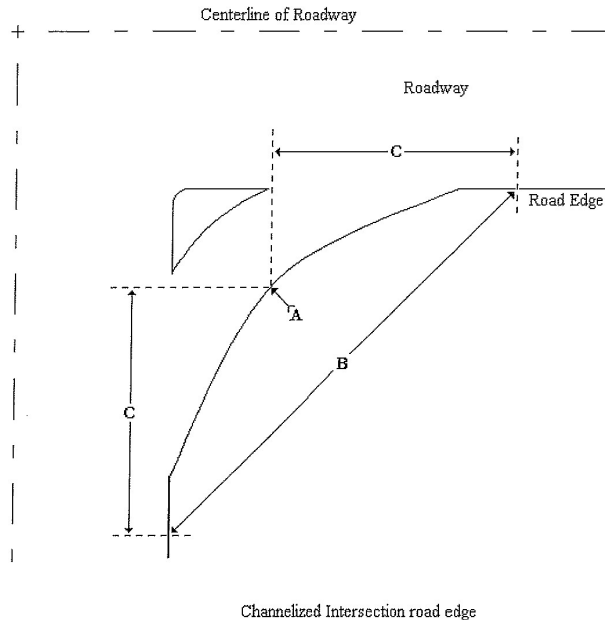
Figure #2: Site Visibility Triangle Rendition (Uncurbed Road Edge)



- (a) Point of measurement farthest from the centerline.

- (b) Sight line establishing the visibility triangle.
- (c) Measured distance along street or road edge: a measurement of 50 feet on all major and minor arterials and 25 feet on all other roadways.

Figure #3: Site Visibility Triangle Rendition (Curved Road Edge)



- (a) Point of measurement farthest from the centerline.
- (b) Sight line establishing the visibility triangle.
- (c) Measured distance along street or road edge: a measurement of 50 feet on all major and minor arterials and 25 feet on all other roadways.

Sec. 58-15. – Historic sign District

All businesses and residents located within the Old Town Mixed Use Overlay District as defined in the Cibolo Unified Development Code shall be considered in the Historic Sign District. All signs under this section shall comply with all guidelines and regulations that pertain to such signs established under other sections of this chapter, unless provided for below:

- (a) Businesses located in the Historic Sign District are encouraged to design their signs to match the period of the structure or to be similar to the surrounding signage character.
- (b) Wall painted signs may be permitted, provided they are consistent with the documented historical context of the building on which it is painted and receive prior approval from the Cibolo Historical Committee. Decisions by the Historical Committee may be appealed to City Council.
- (c) An applicant seeking to appeal a decision by the Historical Committee must file an appeal with the City Manager within 10 days of the Committee decision. City Council shall consider the appeal within 45 days of receipt of the request.

- (d) Exposed outdoor string lights shall meet the following criteria:
 - i must be non-flashing;
 - ii attached to an overhead or other structure as deemed safe by the Building Official and or code enforcement officer;
 - iii have a height of at least eight feet above pedestrian walkways and 18 feet above street grade;
 - iv have lights specifically designed for outdoor wet use that do not exceed 120 volts (3.5 watts); and
 - v be of a warm white or similar type/seasonal color(s) as approved by the Chief Building Official.
- (e) Electrical plans must be submitted and approved by Chief Building Official.
- (f) Other restrictions and provisions of this chapter that are not affected by this Historic Sign District shall continue to apply in this designated special district.

Sec. 58-16. - Comprehensive sign program regulations.

- (a) *Purpose.* A Comprehensive Sign Program is an optional means for a property including, or intended to include multiple businesses to create a uniform set of rules that will apply to all businesses or entities within that property. A Comprehensive Sign Program is intended to create visual harmony among the signs on the property and create a unique character for a commercial complex. Comprehensive Sign Programs apply to the overall property, not just a single business. All businesses or entities seeking to enter a property or development subject to a Comprehensive Sign Program must comply with the terms of the program.
- (b) *Limitation.* A Comprehensive Sign Program is a conditional variance from the requirements of Chapter 58. Applications must follow processes identified herein and may be denied without specific reason. Approvals may be conditional.
- (c) *Application.*
 - 1. The application shall be filed with the Building Official, accompanied by a nonrefundable fee as listed in the City of Cibola Fee Ordinance (as amended).
 - 2. Properties that currently, or are platted to, contain three or more commercial businesses may apply for a Comprehensive Sign Program.
 - 3. The Building Official is authorized to establish the requirements for applications for Comprehensive Sign Plans, with approval by the City Manager.
- (d) *Criteria:*
 - 1. *Compatibility required.* The Comprehensive Sign Program shall promote compatibility for all signs within the specific development. Architectural theme, materials, and color should be consistent with or complement the overall character of the development in which the signs are proposed to be located and the area surrounding the development in which the signs would be located. The Comprehensive Sign Program shall include specifications for all signs on the property, including but not limited to the following: sign type, lettering or graphic style, size, shape, scale, colors, lighting, materials, installation, and position on site plan.

2. *Size and height.* Signs proposed under the comprehensive sign program shall not have a deviation of more than 50 percent of the standards of the sign regulations unless the applicant can demonstrate a site-specific reason why a deviation in excess of the 50 percent standard is justified.
 3. *Off-site signs.* Developments within a shared/common approved commercial or industrial subdivision plat, may apply for off-site signage within the area described in that commercial or industrial plat. An industrial park is an example of such a development. The signs may be placed on parcels where an existing site plan has been approved. In those developments that do not have an approved site plan, the comprehensive sign program process may be utilized to establish a sign program for the development, provided that the application form for the comprehensive sign program is signed by all property owners on which signs are proposed to be located. This section shall not be construed to allow the installation of a billboard type sign.
 4. *Placement.* Signs proposed under the Comprehensive Sign Program shall be placed to maximize visibility and readability and may not be placed within a visibility triangle or any other location that could cause a hazard.
 5. *Integration.* All signs must be integrated with the design of the building and the site development, reflecting the architecture, building materials, and landscape elements of the development. Applicants are encouraged to integrate freestanding signs with the architecture of the buildings through replication of architectural embellishments, colors, building materials, texture, and other elements found in the building design. Integration shall include the use of sign graphics that are consistent in terms of lettering style, colors, and method of attachment as used for wall-mounted signing found on the building.
- (e) *Review.* The City Council shall consider the application no later than the 45th day after the application is filed.
- (f) *Amendment.* Applications for a Comprehensive Sign Program amendment shall follow all procedural requirements described herein.

Sec. 58-17. - Variances

- (a) *Application and fee required.* Any person, business, or other organization desiring to continue to construct, reconstruct, place, install, relocate, alter, or use any sign which does not conform to the provisions of this chapter may make application to City Council for a variance to the provisions of this chapter. The application shall be filed with the Building Official, accompanied by a nonrefundable variance fee as listed in the City of Cibola Fee Ordinance (as amended), and conform to all requirements established in this chapter relating to sign permit applications.
- (b) *Requests for variances after denial.* Variance applications may not be resubmitted within a year after denial unless law or facts supporting the denial have substantively changed.
- (c) *Review.* The City Council shall consider the application no later than the 45th day after the application is filed.
- (d) *Standards for variances.* City Council may approve a variance only if it makes affirmative findings, reflected in its minutes of the proceedings, as to all the following:

1. The variance will not authorize a type of sign which is specifically prohibited by this chapter;
 2. The variance is not contrary to the public interest and will not have a substantially adverse effect on neighboring properties;
 3. Due to special conditions applying to the land, buildings, topography, vegetation, sign structures, or other unique matters on the subject property, adjacent lots, or within the adjacent right-of-way, a literal enforcement of the ordinance would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement; and
 4. The applicant has not sought a sign variance for the specific parcel of land from the City within the past 12 months.
- (e) *Conditions of variances.* City Council may impose such conditions or requirements in a variance as are necessary in its judgment to achieve the fundamental purposes of this chapter. A violation of such conditions or requirements shall constitute a violation of this chapter. The sign(s) must receive final inspection approval within three months of the date the variance is approved, or the variance shall lapse and become of no force or effect.

Sec. 58-18. - Sign maintenance and nuisances.

- (a) All signs must be always maintained in a structurally safe condition and in good repair. No permit shall be required for the normal maintenance of any existing sign or repainting of the sign message, provided that the area of the sign is not enlarged, the height of the sign is not increased, and the location of the sign is not changed. Alterations to the sign, or major repairs (replacement of more than 20 percent of the sign to the original condition) shall not be considered normal maintenance and will require a permit. All signs shall be kept neatly painted or otherwise maintained, including all metal parts and supports thereof that are not galvanized or of rust resistant material.
- (b) Changing of the sign message is limited to changing the design of the sign face without changing the sign itself, the sign type, or its components, and is normal maintenance.
- (c) The area around the sign shall be always kept clean by cutting vegetation around the sign and the supporting structure.
- (d) A sign shall constitute a nuisance if it causes injury or threatens to injure the public health, peace, or comfort or is a nuisance per se under the law. The process for abatement of a sign nuisance is as follows:
 1. The initial determination if a sign constitutes a nuisance shall be made by the code enforcement officer. A sign is considered a nuisance per se if a sign is dangerously damaged or deteriorated or if it is damaged beyond 50 percent of its replacement value.
 2. Notice. Upon the determination that a sign constitutes a nuisance, the Director of Planning shall provide notice of the nuisance to the responsible party by United States certified mail, return receipt requested or hand delivery.

3. Abatement. The responsible party shall take action to abate the nuisance within ten business days of the date of receipt of the notice.
4. Appeal. A responsible party may appeal the nuisance determination to the Board of Adjustments within ten business days of the date of receipt of the notice. Notice of the appeal must be in writing and delivered to the office of the City secretary by United States certified mail, return receipt requested or hand delivery. The Board of Adjustments shall meet to consider the variance no later than the 45th day after receipt of the notice of appeal and adopt a recommendation for City council to grant or deny the appeal. The City secretary shall provide the responsible party with notice of the appeal date not less than 72 hours before the meeting at which the appeal is scheduled. The Board of Adjustments shall not recommend the City council disturb the determination of the code enforcement officer unless, after consideration of the testimony of the responsible party, the Building Official, and such witnesses that have relevant information regarding the matter, it finds the decision of the Building Official to be in error. Each witness shall be allowed to make a concise opening statement before being questioned by members of the Board. The Board may confer with the City attorney before rendering a recommendation to City Council. The Board's recommendation shall be considered at the next regular meeting of the City council. The City council may, but is not required to, hear additional testimony prior to rendering a determination. The responsible party shall have ten business days from the date of an adverse determination to appeal the City council's decision to a court of competent jurisdiction, at which time, if not appealed, the City council's decision shall become final.
5. City action. Upon the expiration or exhaustion of a responsible party's appeal rights, the City may abate the nuisance.
6. Exigent circumstances. Notwithstanding any provision of this subsection to the contrary, if, after consultation with the City attorney, the Building Official determines the nuisance to be of imminent danger to public life or safety, the building inspector may take immediate action to abate the nuisance. However, the Building Official shall only exercise such abatement actions under this subsection reasonably necessary to abate the imminent danger to public life or safety.
7. Recoupment of nuisance abatement costs. The responsible party shall be responsible to repay the City for the actual costs associated with an abatement action under law and such repayment shall become due upon receipt of the repayment invoice for the abatement costs. To the extent allowed by law, the City may place a lien on the property on which it took the abatement action for any costs not reimbursed by the responsible party for more than 30 days after the date the City made demand on the responsible party for payment.
8. Impoundment fees. Upon impoundment, the City shall provide notice of the impoundment by United States certified mail, return receipt requested or hand delivery to the responsible party. If the responsible party cannot be locate after

reasonable inquiry, The City shall place notice in a newspaper of general circulation in the City. Any sign impounded by the City under this subsection shall be subject to an impoundment fee, assessed daily, as set out in the fee schedule. The impoundment fee shall be considered part of abatement costs for the purposes of repayment. An impounded sign shall be returned to the responsible party upon payment of all impoundment fees and abatement costs.

9. The City shall not be held liable for damage to said sign(s) during the removal or storage of the sign(s) by the City.

Sec. 58-19. - Nonconforming signs.

(a) *Continuation.* All nonconforming signs existing prior to the effective date of this chapter shall be allowed to remain in place, provided that they otherwise comply with the provisions of this Chapter. Signs that have a specified time period for use pursuant this chapter must abide by those specified time periods beginning with the change in law that rendered them nonconforming.

(b) *Transferability.*

1. *Relocation.* Nonconforming signs shall not be relocated or transferred to another location within the City of Cibolo municipal limits or ETJ without such nonconforming signs first being brought into full compliance with all requirements of this chapter, including obtaining a properly authorized permit.
2. *Transfer of title.* Title and ownership of nonconforming sign, excluding portable changeable copy signs, may be transferred to a new owner upon the transfer of the property upon which the nonconforming sign is located to such new owner; provided the location of the nonconforming sign, and the sign itself, is not altered. In such cases, the new property owner must submit a permit application (no fee assessed) to indicate the change in ownership.

(c) *Registration.* Within 90 days after the effective date of this chapter, or any change in law causing a sign to become non-conforming, the responsible party shall register the nonconforming sign with the Building Official. There shall be no costs associated with the registration of a nonconforming sign. It shall be the burden on the responsible party to prove, by a preponderance of the evidence, that a sign, not timely registered, falls under the protection of this section.

(d) *Removal.* A nonconforming sign shall be removed because of any of the following circumstances:

1. *By the acts or omission of the sign owner.* Nonconforming signs shall be terminated immediately upon the occurrence of any of the following events specified below:
 - i. *Destruction:* A sign that, having been permitted to remain in place as a nonconforming use, is required to be removed because the sign, or a substantial part of it, falls down or otherwise destroyed, or is deteriorated or dismantled for any purpose, other than maintenance operations or for changing the letters, symbols, or other matter on the sign;

- ii. Abandonment: A nonconforming sign that has been abandoned;
 - iii. Discontinuation of use: A nonconforming sign that has not been left blank or otherwise not used for a continuous period of 90 days; or
 - iv. Public health or safety hazard: A nonconforming sign that has become obsolete or substandard under any applicable ordinance of the City to the extent that the sign becomes a hazard or danger to public health or safety.
2. Sign owner's responsibility. For purpose of subsection (1), immediately above, a nonconforming sign or substantial part of it is considered to have been destroyed, deteriorated or dismantled (collectively "destroyed") if the cost of repairing the sign is more than 60 percent of the cost of erecting a new sign of the type at the same location. In the event that such destruction, deterioration or dismantling has occurred, it shall be the responsibility of the responsible party to supply the City of Cibolo with a quote from a reputable sign company that shows the replacement value and the cost to restore the sign to full compliance upon request by the Director of Planning within 15 days of said request so that the Director of Planning may determine if the non-conforming sign has been destroyed more than 60 percent of the cost of erecting a new sign of the type at the same location. In the event the nonconforming sign is determined to be destroyed beyond the aforementioned 60 percent threshold, or abandoned or discontinued or a public hazard by Director of Planning, the matter will be provided to City Council for their consideration. If City Council concludes that the 60 percent threshold has been exceeded, the sign must be removed by the responsible party without compensation by the City within ten days after the date written notice of such determination is provided to the responsibility party by certified mail return receipt requested or by hand delivery. In such circumstances as determined to be warranted by the City manager, after consultation with the City attorney, a nonconforming sign determined to have become a public hazard may be summarily removed with costs to be borne by the responsible party. An applicant seeking to install a replacement sign must fully comply with this chapter including application and payment of fee requirements.
3. *By City action.* City Council may require the removal, relocation, or reconstruction of any nonconforming sign not otherwise meeting the requirements for removal in this Chapter, provided that the owner of the sign is compensated for such costs that are associated with the removal, relocation, or reconstruction as is required by Tex. Local Government Code chapter 216. In cases where City Council requires the removal, relocation, or reconstruction of a nonconforming sign the presiding officer of City Council is authorized to appoint a municipal board on sign control, pursuant to the requirements of Texas Local Government Code 216.004, with City council approval, in order to determine the amount of compensation.

(d) *Non-Conforming Billboards.* Non-conforming billboards must comply with the following:

1. Existing, non-electric billboards shall not be upgraded, modified or converted to an electronic, changeable message format. See definition for changeable electronic variable message (CEVMS).
2. Relocation of any existing billboard is strictly prohibited except when required by the construction of a publicly or privately funded road improvement project. In this lone case, the applicant may apply to the Board of Adjustments for approval to replace the billboard. An application pursuant to this subsection will follow the application and consideration processes under 58-17 Variances.

Sec. 58-20. - Enforcement.

- (a) *Nuisance.* Any signs erected or located in violation of this Chapter shall constitute a nuisance.
- (b) *Violations.* Failure to comply with the provisions of this chapter, or otherwise erecting, maintaining, or owning an illegal sign, shall constitute a violation of the City Code. Each day a violation exists shall constitute a separate violation and, consequently, a separate offense.
- (c) *Compliance Option.* Signs found in disrepair shall receive a notice of violation with a deadline to conduct the necessary repairs which shall be 10 days for temporary signs and 30 days for permanent signs, unless, in the opinion of the code enforcement officer, such sign constitutes a potential hazard to the public, in which case no opportunity to repair will be provided.
- (d) *Penalties.* Any person violating any provision of this chapter shall be guilty of a misdemeanor and shall, upon conviction, be punished by a fine not to exceed \$500.00.
- (e) *Civil remedies.* The City manager may authorize the City attorney to file an action in a court with appropriate jurisdiction to seek civil remedies to require the demolition of any sign at the owner's expense which is dangerously damaged or deteriorated. The action may include a claim for civil penalties as provided by state law. Civil remedies contained herein shall be construed to be in addition to the power of the City to abate public nuisances.
- (f) The enforcement provisions of this section are in addition to the abatement provisions within this Chapter.

EXHIBIT A
CIBOLO CODE OF ORDINANCES

...

CHAPTER 58 SIGNS

Sec. 58-1.- Relation to other ordinances.

This chapter shall not be construed to require or allow any act which is prohibited by any other chapter. This chapter is specifically subordinate to any ordinance or regulation of the City of Cibolo pertaining to building and construction safety or to pedestrian and traffic safety.

Sec. 58-2. - Purpose.

The purpose of this chapter is to provide uniform sign standards and regulations to ensure public safety, efficient communication and promote a positive City image reflecting order, harmony, and pride, thereby strengthening the economic stability of the City of Cibolo's business, cultural, historical, and residential areas as follows:

- (a) *Public safety.* To promote the safety of persons and property by ensuring that signs do not:
 - 1. Create a hazard due to collapse, fire, decay, or abandonment;
 - 2. Obstruct firefighting or police surveillance;
 - 3. Create traffic hazards by confusing, distracting, or obstructing the view of pedestrians or vehicles; or
 - 4. Become obstacles that hinder free passage to pedestrians, bicyclists, or motorists.
- (b) *Efficient communications.* To promote the efficient transfer of information in sign messages by ensuring:
 - 1. Those signs which provide public safety messages and information are given priority;
 - 2. Businesses and services may identify themselves;
 - 3. Customers and other persons may locate businesses or services;
 - 4. No person or group is arbitrarily denied the use of sight lines from public rights-of-way for communication purposes;
 - 5. Persons exposed to signs are not overwhelmed by the number of messages presented and are able to exercise freedom of choice to observe or ignore such messages according to the observer's purpose; and
 - 6. These regulations are implemented and enforced in a content neutral manner.
- (c) *Landscape quality and preservation.* To protect the public welfare and enhance the appearance and economic value of the landscape by ensuring that signs:
 - 1. Do not interfere with scenic views;
 - 2. Do not create a nuisance to persons using public rights-of-way;

3. Do not create a nuisance to occupants of adjacent and contiguous property by their brightness, size, height, or movement;
4. Are not detrimental to land or property values;
5. Do not contribute to visual blight or clutter; and
6. Are architecturally compatible and harmonious with the structure to which they pertain and to neighboring structures.

Sec. 58-3. - Compliance Required.

- (a) *Prohibition.* No person may construct, reconstruct, place, install, relocate, alter, or use a sign after the effective date of this ordinance unless such installation, construction, reconstruction, placement, relocation, alteration, or use meets all the provisions of this and all other applicable ordinances adopted by the City council of the City of Cibolo.
- (b) *Responsible Parties.* Property owners, tenants, and other primary beneficiaries of a sign installed, moved, structurally altered, structurally repaired, maintained, or used in violation of this Code is presumed to have authorized the installation, movement, structural alteration, structural repair, maintenance, or use of the sign in violation of this Code.

Sec. 58-4. - Jurisdiction.

The provisions of this chapter shall apply within the City limits and Extraterritorial Jurisdiction of the City of Cibolo, as defined by state law.

Sec. 58-5. - Definitions.

Words and phrases used in this chapter shall have the meanings set forth in this section. Other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise. Headings and captions are for reference purposes only and shall not be used in the interpretation of this chapter. In the event of conflicting regulations or definitions thereupon, the stricter definition or regulation shall apply.

Administratively complete. A term that describes an approved sign permit application submittal to the City of Cibolo. A sign permit application will be deemed administratively complete, upon the submittal of the following: A truthful and fully complete application; the required fees, the site plan, elevation drawings and structural detail of work. The application must be signed by a party authorized to make such an application and the applicant's signature must be notarized.

Advertising. Any purpose to attract attention to a business, product, service, or activity.

Board of Adjustments or Board. The Cibolo Board of Adjustments as provided in the Cibolo Unified Development Code.

Building. Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal, or property of any kind, including, but not limited to, tents, awnings or vehicles situated on private property and used for purposes of a building.

Business. An entity, organization, or individual engaged in commercial, industrial, or service activities conducted with the purposes of generating a profit in a for-profit or not-for-profit setting. The term business excludes occasional sales of personal items such as garage or yard sales that are not considered a primary source of income.

Chief Building Official or Building Official. The person(s) employed by the City as the Chief Building Official or their designee.

City of Cibolo, Cibolo, or City. The City of Cibolo, Guadalupe and Bexar Counties, Texas, an incorporated municipality and its associated ETJ.

Commercial. Related to the operation of a Business.

Comprehensive sign program. A development process designed for integrated commercial, institutional and industrial developments that generally have multiple uses, multiple shared points of access, or that may be a part of large-scale development.

Director of Planning. The Director of Planning for the City of Cibolo or their designee.

Excessively Illuminated signs. Signs that are illuminated in such a manner, to such intensity, or without shielding, to:

1. constitute a hazard to the operation of motor vehicles upon any public street or road,
2. substantially interfere with the reasonable enjoyment of residential property, or
3. interfere with the effectiveness of traffic control.
4. Illuminate in excessive of the parameters of this Chapter which is per se excessively illuminated.

Extraterritorial jurisdiction (ETJ). As defined by Tex. Local Government Code § 42.021, land that is not within the corporate limits of the City of Cibolo, Texas, but land over which the City has jurisdiction by virtue of the Tex. Local Government Code.

Flag. A fabric sheet attached at one end to a pole, cable, or rope.

Façade. The exterior face of a building. The side of a canopy attached to a building is not counted as the same façade as the side of a similarly facing side of a building.

Hardship. A condition that would result in the closing or elimination of any lawful business not created by personal difficulties of the owner.

Moving elements. Balloons, streamers, banners, mechanical arms, or the like.

Multi-Unit Commercial Building. Any property such as a shopping center, office park, or industrial park, which consists of two or more businesses or entities in a single building.

Notice. Actual notice by personal delivery or written notice sent by registered or certified mail.

Premises. A lot or tract within Cibolo or its ETJ, and contiguous tracts in the same ownership, which are not divided by any public highway, street, alley, or right-of-way.

Residential area. Any property within the City limits which is zoned residential.

Setback. The horizontal distance between a sign and the property line, as measured from the property line(s) to the closest edge(s) of the sign.

Sign (in general). A name, identification, description, display or illustration that is affixed to or represented directly or indirectly upon a building, structure or piece of land that directs attention to an object, person, product, place, activity, institution or business.

Single Unit Commercial building. A structure containing a single stationary, commercial establishment, office, business, school, church, non-profit organization, charity, or government agency.

Surface Area. The entire sign surface within a single contiguous perimeter, excluding support structures.

Variance. Written approval to depart from the strict application of the provisions of this chapter.

Visibility triangle. Triangle sight area would be from the corner of converging streets or roads to a distance along each street, curb, or road edge which ever extends farther from the centerline, with the triangle completed by drawing a line through the property from both ends of the street rights-of-way. For further information, see section 58-13.

Sec. 58-6. - Sign Types

Abandoned/obsolete. A sign that advertises a product, service, or business no longer available or in operation or not being maintained at a location for a period of one year after the cessation of a product, service, or business at said location (or in the case of leased premises, two years after the most recent tenant ceases to operate on the premises) shall be presumed abandoned. Related off-premises signs pertaining to same shall also be presumed abandoned.

A-frame (sandwich). An A-framed style sign, which is typically, but not necessarily, foldable or collapsible and meant to be easily moved.



Banner. A rectangular sign made of a flexible material.



Billboard. All off-premises signs containing at least 200 square feet surface area.



Changeable electronic variable message (CEVMS). A sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator.



Changeable Copy. A non-electric sign, or part of a sign, on which content can be changed or rearranged without altering the face or surface of the sign, including, but not limited to, a theater marquee or a gasoline price sign.

Electronic. A sign, display or device that exhibits its message, words, letters, numbers, images, symbols, or copy by programmable, mechanical, or electronic process including, but not limited to, LED electronic signs, CEVMNS signs, and static electronic displays.

Event. Commercial signs advertising a specific event.

Exposed outdoor string lights. Exposed visible light bulbs on an electrical cord for non-residential properties, typically hung on a patio area or across a right-of-way for decorative purposes, festivals or holidays.

Feathered Flag. A type of portable advertising banner that consists of a narrow piece of printed fabric mounted on a lightweight frame

Flag. A piece of cloth or similar material that is rectangular in shape and attached on one side to a pole.

Flashing. Message boards that are electronically controlled by intermittent light impulses or alternating panels consisting of letters, words, or numerals that can either change sequentially or travel across the surface area. Excluding time and temperature signs, emergency signs, school zone signs, or other governmental signs.

Functional Vehicular. Vehicular signs whose purpose is the identification of a business or its products or services on a vehicle operated and parked in a manner appropriate to the normal course of business for purposes beyond advertising.

Historic. A sign that is an integral part of the historical character of a landmark building or historic district.

Home. A sign placed on a residence for non-commercial purposes.

Illuminated. Any sign illuminated in any manner by an artificial light source of any kind, either detached from the sign or a part thereof. Signs that are only incidentally and indirectly illuminated as a result of a lighting plan primarily designed as security lighting or landscape lighting are not illuminated signs.

Illegal. A sign that requires a permit and that is erected without a permit. A sign that is erected without the property owner's permission. A sign that is erected in a zone without meeting minimum requirements of that zone, or a sign otherwise prohibited by this chapter.

Inflatable. A commercial decoration manufactured of plastic, cloth, canvas, or other light weight material that is inflated with air, secured to the ground and does not float used in relation to a business regardless of the nature of the sign.



LED. A sign that displays its message using a light-emitting diode (LED).

Medium Yard. A sign made of a lightweight material, with a printed or handwritten message, mounted on a frame or stakes which are inserted into the ground for support.



Menu board: A sign oriented to the drive-through lane for a restaurant.



Monument. A sign which is mounted on a base at least as wide as the sign with an opening between the base and the sign of no more than 2 inches.



Moving. Any sign or part of a sign which is animated or moves, including moving elements of a sign.

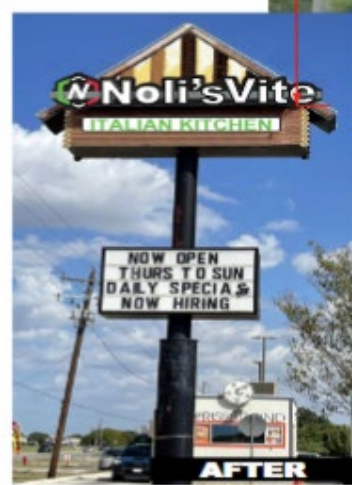
Nonconforming. A nonconforming sign is a sign that is not allowed under this chapter, but which, when first constructed was allowed and continued in its legal status until the adoption of this chapter.

Noncommercial. A sign that is not associated with the operation of a business.

Off-premises. A sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

On-premises. Any sign the content of which relates to the premises on which it is located, referring to names, locations, products, persons, accommodations, services or activities on the premises, or the sale, lease or construction of premises on which it is located.

Pole/pylon. A self-supporting freestanding sign that must adhere to the requirements of construction using durable building materials including, but not limited to, masonry, stucco, painted pipe, aluminum clad piping, or other complimentary materials.

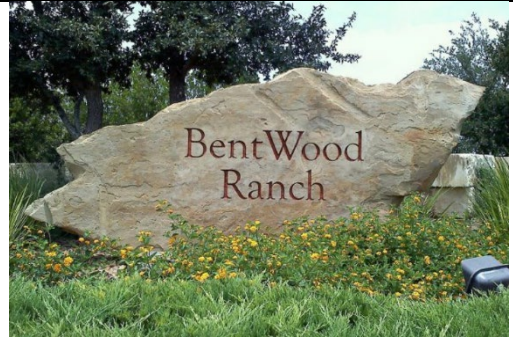


Pennant. A long, narrow, usually triangular flag composed primarily of cloth, paper, fabric or other similar non-rigid material.

Prohibited. Any sign not allowed for specifically within this chapter.

Roof. A sign that is mounted on, and is wholly supported by, the roof of a building and does not extend beyond the wall line.

Subdivision. Any permanent sign used to advertise a specific subdivision.



Streamer. A long, narrow strip of cloth, paper or ribbon used separately or with banner signs or pennant signs.

Temporary. A sign meant to be exhibited on a limited basis as outlined in the ordinance.

Temporary Placeholder Signs: Signs that are used while fully permitted permanent signage is being created or repaired.

Traffic control. A sign identifying parking areas or directing the flow of traffic.

Vehicular. A permanent or temporary commercial sign affixed to a vehicle or trailer.



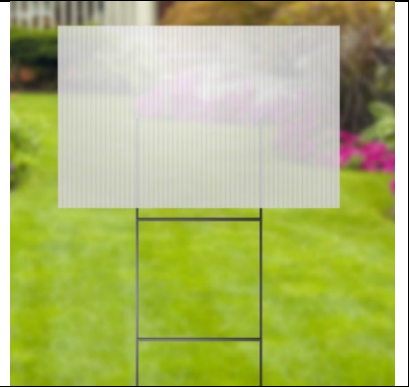
Vintage. That is used for decorative purposes only and is 20 years old or more.

Wall. Any sign painted on, attached to or projecting from the wall surface of a building (whether permanent or portable), including signs on awnings and/or marquees. A wall sign that is painted directly only the wall may also be referred to as a "wall painted" sign. Murals are not wall signs.



Wall painted. A wall sign painted directly on the exterior wall of a building.

Small Yard Sign. A small sign made of a lightweight material, with a printed or handwritten message, mounted on a frame or stakes which are inserted into the ground for support.



Sec. 58-7. - General regulations.

(a) This section shall apply to all signs located within the City limits of the City of Cibolo or its ETJ regardless of whether the sign requires or receives a permit. No sign or part of a sign shall:

1. Be attached, placed, painted, or otherwise erected upon any street lamppost, telephone pole, utility pole or pedestal, fire hydrant, bridge, public building, or any other public property except by the governmental entity owning the public property;
2. Be located within ten feet of an easement with underground utilities;
3. Be located within a ten-foot radius of any power line, pole, or crossbar or creating a hazard to vehicular or pedestrian safety;
4. Be placed upon real property without the written consent of the owner or agent of the property;
5. Be painted on a roof;
6. Be installed so that it faces contiguous residential property;
7. Be located in, on, or over any right-of-way, or otherwise within ten feet of the edge of a road except for directional or informational signs erected by government agencies or permitted monument signs within the center of a divided roadway;
8. Be located so that it blocks vehicle or pedestrian views and/or safe sight distances at any intersection, curve, or corner (see section 58-13, site visibility triangle) including, but not limited to, signs located on private property;
9. Imitate or resemble an official traffic-control device or railroad sign or signal, attempt to direct the movement of traffic, or hide from view or hinder the effectiveness of an official traffic-control device or railroad sign or signal;
10. Be located so that it is on, or in any way obstructs, any sidewalk, walkway, or pathway used by the public for normal pedestrian access;
11. Physically or visually block governmental entity signs, fire escapes, doors, or windows (except as otherwise provided herein);
12. At the time of installation, be installed in violation of any other applicable law;

13. Be hung with less than eight feet of vertical clearance above the sidewalk or less than 18 feet of vertical clearance above the street, drive, or parking area. This applies to any part of a sign, including mounting fixtures and supporting structures, which is mounted above or projects over any sidewalk, street, drive, or parking area, whether on public or private land.

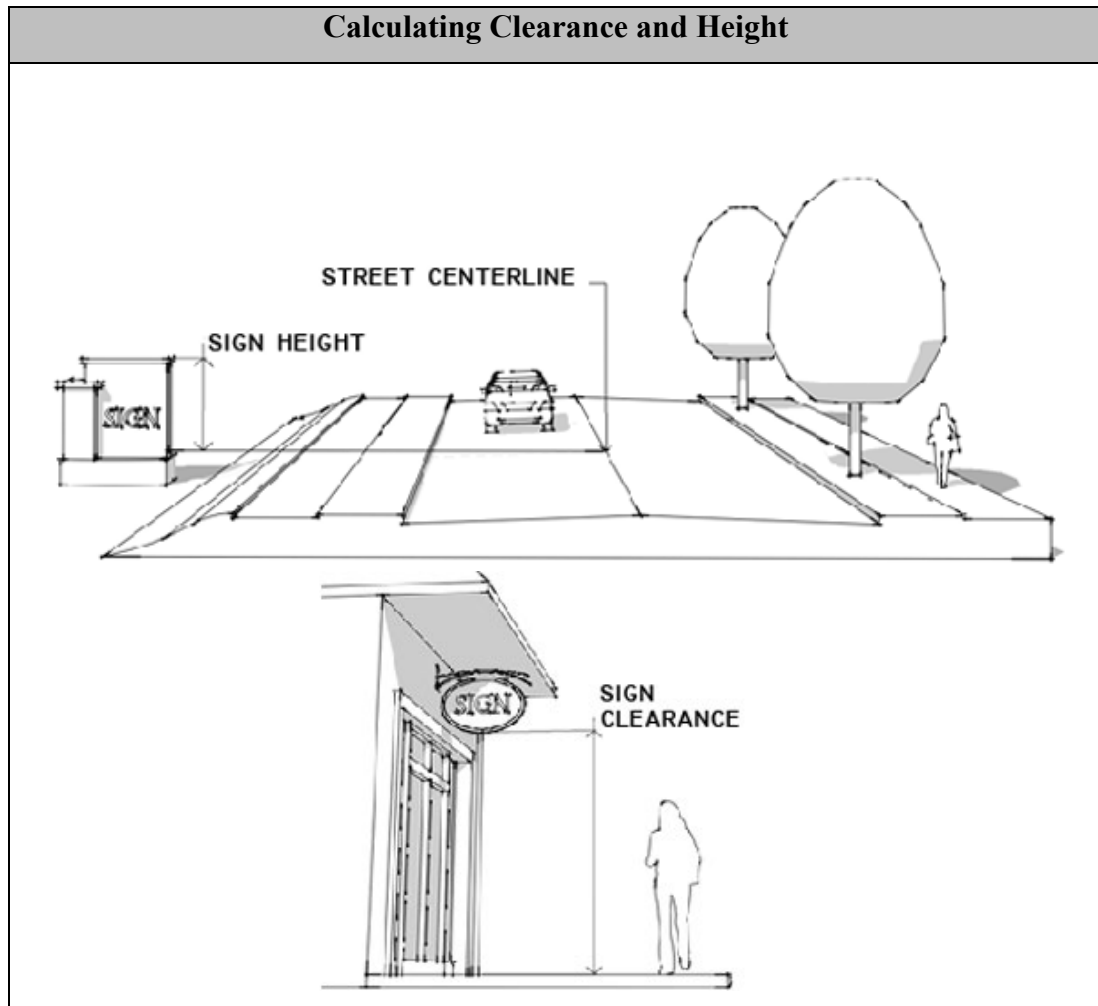
(b) All signs or part of a signs shall:

1. Be kept in good repair, free of breaks, tears, excessive fading, or other defects, except as provided otherwise herein;
2. Be maintained in a level position unless designed to not be level;
3. Be removed within 2 days of an event, if related to a specific date or event; and
4. Be illuminated only in compliance with the following conditions:
 - i. Signs shall be internally illuminated, or if external illumination is used, the source of the illumination shall be shielded.
 - ii. Signs associated with a business shall be turned off during times a business is not open to customers.
 - iii. Signs shall not exceed the following illumination standards:

Type of Illumination	Distance from Residential Area in which sign is visible			Not visible from a Residential Area
	Less than 200 ft.	201 ft. to 500 ft.	More than 500ft.	
Direct, Internal or Backlit	No Illumination Facing Residential	150 foot-lamberts	250 foot-lamberts	250 foot-lamberts
Indirect or Reflected	No Illumination Facing Residential	25 foot-candles	50 foot-candles	50 foot-candles

Sec. 58- 8. - Clearance, Height, Surface Area Calculations.

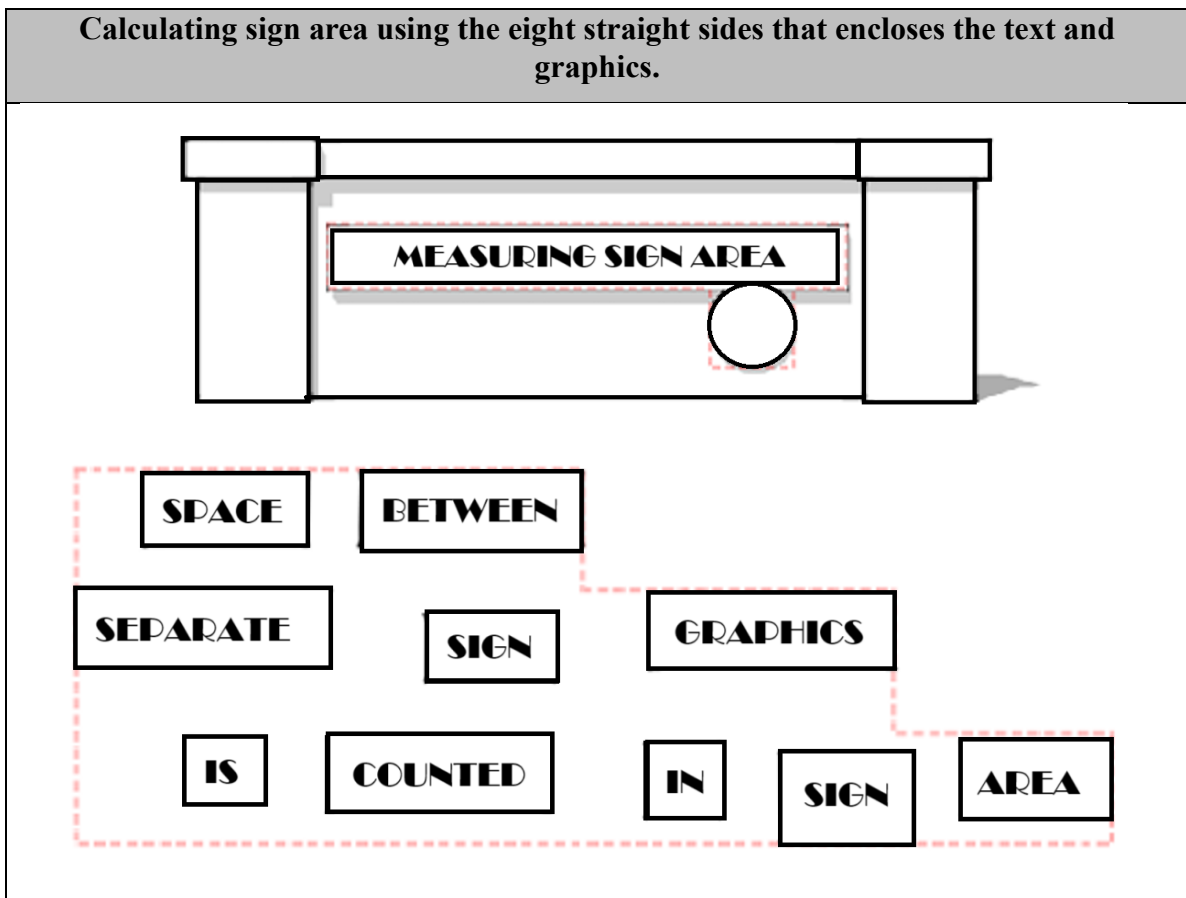
- (a) Sign clearance is calculated by measuring the smallest vertical distance between the grade of the adjacent street pavement or curb and the lowest point of the sign. Sign framework and embellishment are included in the measurement, and sign supports are excluded.
- (b) Sign height is calculated by measuring the vertical distance above grade, street pavement, or building facade to the highest point of the sign.



(c) For a wall sign, the sign area is the lesser of:

1. the area of the smallest rectangle within which the face of the sign can be enclosed;
or
2. the smallest area of not more than three contiguous rectangles enclosing different sections of the sign.

- (d) For a single sign having two faces with only one face visible from any point, the sign area is measured using only one face.
- (f) Sign area is calculated by drawing a perimeter around the face of a sign using no more than eight straight sides. The face of a sign includes any text, graphics, frame, material, or color that differentiates the sign from the structure on which it is mounted. The area of a sign excludes the structure upon which the sign is placed except the portions of the structure that appear between separated sign graphics, as shown in the illustration below.
- (g) For a sign on a corner site whose allowable sign area is based on linear feet of street frontage, the maximum sign area is calculated using only the single largest street frontage.



Sec. 58-9. - Prohibited Sign Types.

The following signs are prohibited from installation, construction, repair, alteration, location or relocation within the City, except as otherwise specifically permitted in this chapter or by agreement approved by the City council as part of a comprehensive sign program:

- (a) Abandoned/obsolete signs, unless the sign qualifies as a Vintage Sign.
 If a sign is determined to be abandoned and/or obsolete under this ordinance by the code enforcement officer, said sign shall be removed by the owner/lessee of the property.
- (b) Beacons, searchlights or skylights.

- (c) Billboards.
- (d) Flashing signs.
- (e) Inflatable signs.
- (f) Excessively Illuminated signs. Signs in compliance with the other illumination provisions of this Chapter may still be excessively illuminated if their placement, structure, or some other aspect of their design causes them to meet the definition of an Excessively Illuminated sign.
- (g) Moving signs. Except as otherwise permitted herein, there shall be no movement of the sign body or any segment thereof such as rotating, scrolling, moving up and down or any other type of action involving a change in position of the sign body or segment thereof, whether caused by mechanical or any other means. No flashing, blinking or rotating lights shall be permitted, nor shall the sign contain audible sound or odor.
 - 1. Exception: For LED signs or other signs where the message on the sign is adjustable, each new message shown on the sign must be static, with no movement, for at least six seconds before a new message is displayed on the sign face.
- (h) Off-premises signs, except as otherwise authorized herein.
- (i) Pennant signs.
- (j) Vehicular signs, except Functional Vehicular signs.
- (k) Wall painted signs, except as otherwise authorized herein.

Sec. 58-10. - Sign permits.

- (a) *Permit and fee required.* Except for those signs described in section 59-11, no person may construct, place, install, or relocate any sign without first obtaining a sign permit from the City of Cibolo. Each application for a sign permit must be accompanied by the appropriate fee as listed in the City of Cibolo Fee Schedule.
 - 1. Construction, reconstruction, placement, installation, or relocation of any sign shall require a permit and remittance of the appropriate fee which shall not be refundable.
 - 2. A permit is required to replace a previously permitted sign with another sign that is of like content, size, location, and that is otherwise compliant with this chapter, except that billboards may not be replaced.
 - 3. A nonconforming billboard shall renew the previously approved billboard permit annually. The annual fee is due by January 1 of each calendar year. No fee will be assessed for routine changes of the sign face. Billboards that have not previously been permitted will not be approved for a permit.
 - 4. No permit will be issued for a proposed sign that will cause the aggregate of all signs on the property to exceed the square footage provided for in this chapter.
 - 5. No sign permit is required for a change of copy on any sign, or for the repainting, cleaning and other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued, so long as the sign or sign structure is not modified.
- (b) *Expiration of permits.* Per International Building Code Section 105.5 (as amended), every permit issued shall become invalid unless the work on the site is authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by

such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and express the justifiable cause for the requested extension.

- (c) *Application for sign permit.* A person proposing to erect or display a sign shall file an application for permit with the Chief Building Official. The Chief Building Official is authorized to establish rules, process, calendars, and content for the submittal of sign permit applications with approval by the City Manager not in conflict with this Chapter. The application must be provided on the form, pursuant to the calendar and rules, and containing the information required by the Chief Building Official.
- (d) *Approval and denial of permit.* The Chief Building Official shall review an administratively complete application within 30 days of receipt from the applicant. The Chief Building Official shall grant or deny an administratively complete permit application within 45 days after the date such application was received. The Chief Building Official shall examine the application, plans, and specifications and may inspect the premises upon which the proposed sign shall be erected, as needed. The Chief Building Official shall issue a permit if the proposed sign complies with the requirements of this chapter and all other regulations of the City of Cibolo, such as building, electrical, and other technical codes adopted by the City. If the Chief Building Official denies a permit, the official shall state the reasons for the denial in writing and shall either mail the denial certified returned receipt request, or hand deliver the denial to the applicant.
- (e) *Appeals.* City council hereby designates the Board of Adjustments to hear appeals under this chapter. The Board shall meet only when needed to consider an appeal of this chapter and may conduct such appeals concurrently with other regular or specially called meetings. Any applicant whose permit application is denied by the Building Official may appeal the denial to the Board. Such an appeal must be filed, in writing, with the Building Official within ten days after receipt of the denial and must state what error in law or fact was made by the Building Official. The appeal shall be limited to the information the appellant provided to the Building Official in the permit application. Variances or other exceptions from the law will not be granted during an appeal. If an appeal is filed with a request for a variance or other exception of law, the appeal may be considered by City Council along with the application for variance or other legal exception.
- (f) *Modifications.* After a sign permit has been issued by the Building Official, it shall be unlawful to change, modify, alter or otherwise deviate from the terms and conditions of the permit without prior written approval by the Building Official.

Sec. 58-11. - Signs allowed without a permit.

The following general-purpose signs are exempt from the requirement to obtain a permit, provided that they comply with all other provisions of this Chapter and other ordinances of the City of Cibolo. Signs shall be allowed without a permit as follows:

Table 1: Exempt Signs

Type of Sign	Ground or Attached	Maximum Square Footage	Number of Signs (per property)	Additional Regulations
A. A-frame Signs	Ground	8	1	<ul style="list-style-type: none"> - Must be returned indoors when business is closed. - Must be on-premises. - For a multi-unit commercial building 1 sign per each independently leased or owned space with its own external entrance
B. Changeable Copy Signs	Ground or attached	Dependent	Dependent	<ul style="list-style-type: none"> - Sign may be backlit or illuminated. - All other regulations are determined by the style of sign as provided in this Chapter.
C. Functional Vehicular Signs	Attached	N/A	N/A	<ul style="list-style-type: none"> - No vehicle sign shall extend beyond the frame or body of vehicle more than 12 inches.
D. Home Signs	Attached	9	4	N/A
E. LED Signs	Attached	3	1 per street front	<ul style="list-style-type: none"> - Shall not blink, flash, oscillate or intermittently turn on or off
F. Noncommercial Signs	Variable	8	2	<ul style="list-style-type: none"> - Shall not be illuminated or have any moving elements. - Shall not be more than 8 feet high
G. On-premises Commercial Yard Signs	Ground	8	2	<ul style="list-style-type: none"> - May not be in City right-of-way, interfere with pedestrian or vehicular traffic, or otherwise cause a nuisance as defined herein. - Must be removed at nightfall or close of business, whichever is later.
H. Window Signs	Attached	Variable	Variable	<ul style="list-style-type: none"> - Aggregate square footage must be less than 30% of total window area.

I. Traffic Control Signs	Ground	10	N/A	- Must be removed when no longer necessary
J. Functional Vehicular Signs	Attached	N/A	N/A	N/A
K. Vintage Signs	Variable	Variable	N/A	- Shall be for decoration only, be maintained in an attractive condition, enhance the visual character of the building, and must be off-premises.

Sec. 58-12. - Off-premises signs.

Off-premises signs must be in comply with the provisions of this section.

Table 2: Off-Premises Sign Standards

Type of Sign	Ground or Attached	Maximum Square Footage	Number of Signs (per property)	Additional Regulations
A. Commercial Yard Signs	Variable	16	1	<ul style="list-style-type: none"> - Event signs may be posted only from 7 days prior to 2 days after the event. - Weekly events must be posted no earlier than one day prior. - Maximum of two signs total.

Sec. 58-13. - On-premises signs.

On-premises signs must comply with the provisions of this section.

Table 3: Wall Signs

Sign Facing Street Typology	Number of Signs	Maximum Sign Face Area Per Façade (square feet)
Single Commercial Building		
Freeway	One per façade	120
Major arterial	One per façade	100
Minor arterial	One per façade	80
All other streets	One per façade	60
All Wall Signs	<p>May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food preparation areas).</p> <p>Signs may not exceed the lesser of Twenty-five percent (25%) of the façade square footage or any maximum listed in this chart.</p> <p>Canopies are not considered part of the façade they are mounted on for the purpose of calculating number of signs or façade square footage.</p> <p>Maximum 10 signs per façade.</p>	
Multi-Unit Commercial Building		
Freeway	One per façade	100
Major arterial	One per façade	80
Minor arterial	One per façade	70
All other streets	One per façade	50
All Wall Signs	<p>May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food prep areas).</p> <p>Signs may not exceed the lesser of Twenty-five percent (25%) of the façade square footage or any maximum listed in this chart.</p> <p>Canopies are not considered part of the façade they are mounted on for the purpose of calculating number of signs or façade square footage.</p> <p>Maximum 10 signs per façade.</p>	

Table 4: Pole/Pylon Sign

Street Typology	Number of Signs	Maximum Total Height (feet)	Maximum Surface Area (sq. ft.)	Minimum Required Setbacks from Property Line
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Single Unit Commercial Building				
Freeway	1	35	140	12 feet
Major arterial	1	20	140	12 feet
Minor arterial	1	10	140	12 feet
All other streets	1	8	140	12 feet
Multi-Unit Commercial Building				
Freeway	1 per complex	40	200	12 [feet]
Major arterial	1 per complex	25	140	12 [feet]
Minor arterial	1 per complex	15	140	12 feet
All other streets	1 per complex	10	140	12 [feet]

Table 5: Monument and Freestanding

Street Typology	Number of Signs	Maximum Total Height (feet)	Maximum Surface Area (sq. ft.)	Maximum Required Setbacks From Property Line
Single Unit Commercial Building				
Freeway	One per every 500 feet of highway frontage, with a maximum of 2	12	160 total and 80 sq. ft. per sign face	15 feet
Major arterial	One per every 500 feet of major arterial frontage, with a maximum of 2	8	140 total and 70 sq. ft. per sign face	10 feet
Minor arterial	One per every 500 feet of minor arterial frontage,	7	120 total and 60 sq. ft. per sign face	10 feet

	with a maximum of 2			
All other streets	One per street frontage, with a maximum of 2 (separated by a minimum of 500 feet)	6	100 total and 50 sq. ft. per sign face	10 feet
Multi-Unit Commercial Building				
Freeway	One per every 500 feet of highway frontage, with a maximum of 2	13	180 total	12 feet
Major arterial	One per every 500 feet of major arterial frontage, with a maximum of 2	9	140 total	10 feet
Minor arterial	One per every 500 feet of major arterial frontage, with a maximum of 2	8	120 total	10 feet
All other streets	One per street frontage, with a maximum of 2 (separated by a minimum of 500 feet)	7	100 total	10 feet
Old Town/Town Center Mixed Use Overlay Districts				
All streets	One per street frontage, with a maximum of 2 (separated by a minimum of 500 feet)	As indicated by type, above for "All other streets"	30 total	As indicated by type, above for "All other streets"

Table 6: Other Temporary Signs

Sign Type	Number of Signs	Times per Year	Maximum Sign Face Area (sq. ft.)	Number of Days	Additional Regulations
A. Banners	1	4	24	14	- Banner must be removed two days after event.
B. Feathered Flags	2	NA	16	1	- Must be removed at nightfall or close of business, whichever is later.
C. Flags	3	NA	See Flag Size Parameters	NA	- See permanent flags in Table 7
D. Medium Yard Signs	N/A	N/A	16	5 days	
E. Temporary Placeholder Signs	1	NA	Per approved permanent sign	180	- Shall meet location criteria of permanent sign - Shall not exceed size criteria of a permanent sign. - May be placed for three 180-day terms with inspections between terms

Table 7: Other Permanent Signs

Sign Type	Number of Signs	Maximum Surface Area (sq. ft.)	Additional Standards
A. Flag	3	See Table 8	- Must be mounted on flagpoles with no more than three flown on any one flagpole to include flagpoles equipped with a yardarm. - Shall not exceed the recommended size for the flagpole using specifications listed.

			<ul style="list-style-type: none"> - The flagpole height, not counting the finial, shall not exceed 25 feet in height from the ground, and in commercial areas (to include government agencies, police departments, fire stations, schools, United States Post Offices, cemeteries, and places of religious worship) shall not exceed 45 feet in height from the ground. - No more than three flagpoles shall be permitted per property. The second and/or third flagpole shall not be higher than the primary flagpole. - A Permit is required for the construction of a flagpole.
B. LED	1	24	- Shall not contain animation, motion or action.
C. Menu Boards	Number of drive-through lanes plus 1	Free standing: 36 square feet; non-freestanding: 6 square feet.	- Menu boards that are not freestanding, such as A-frame or sandwich boards, may not exceed 6 feet, may be double sides, and may not exceed one per street frontage.
D. Subdivision signs	1 double or 2 single sided per entrance.	32	<ul style="list-style-type: none"> - Each entrance marked with a sign must be 1,000 feet apart or more. - One subdivision sign may be located between the entrances, or one subdivision sign may be located on each side of the entrance, or one subdivision sign located in an island (if an island at the entrance was part of the original platted subdivision). - Shall not exceed seven feet in height. - May be indirectly illuminated. - Architectural features such as columns, towers, or other obvious entry or gateway feature shall be limited to the maximum allowable building height of the zoning district.

			- The signage area shall be the cumulative surface area of the sign itself and not the surface upon which the signage is applied. such as a wall, column, or other architectural feature.
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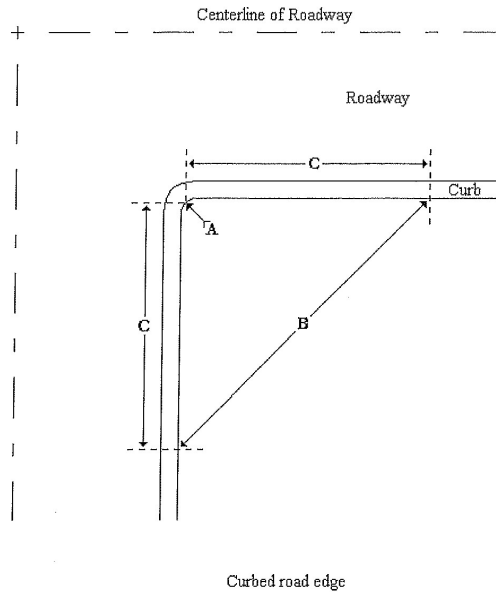
Table 8: Flag size parameters

Exposed Height (in feet)	Recommended Flag Size (in feet)	Recommended Size for Two Flags (in feet)		Recommended Size for Three Flags (in feet)		
		Primary	Secondary	Primary	Second	Third
10-19	3X5	3X5	2X3	3X5	2X3	2X3
20-29	5X8	5X8	4X6	4X6	3X5	3X5
30-39	6X10	6X10	5X8	5X8	4X6	4X6
40-49	8X12	8X12	6X10	6X10	5X8	5X8
50-59	10X15	10X15	8X12	8X12	6X10	6X10
60-69	12X18	12X18	10X15	10X15	8X12	8X12
70-79	15X25	15X25	12X18	12X18	10X15	10X15
80	20X30	20X30	15X25	15X25	12X18	12X18

Sec. 58-14. - Visibility Triangle Regulations

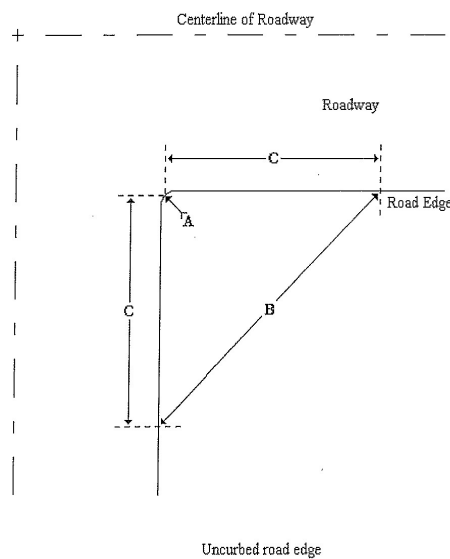
The location and installation of all above monument, temporary and pole/pylon signs shall be in compliance with the regulations of the UDC regarding the site triangle (line of site) shown in Figures 1—3 below:

Figure #1: Site Visibility Triangle Rendition (Curbed Road Edge)



- (a) Point of measurement farthest from the centerline.
- (b) Sight line establishing the visibility triangle.
- (c) Measured distance along street or road edge: a measurement of 50 feet on all major and minor arterials and 25 feet on all other roadways.

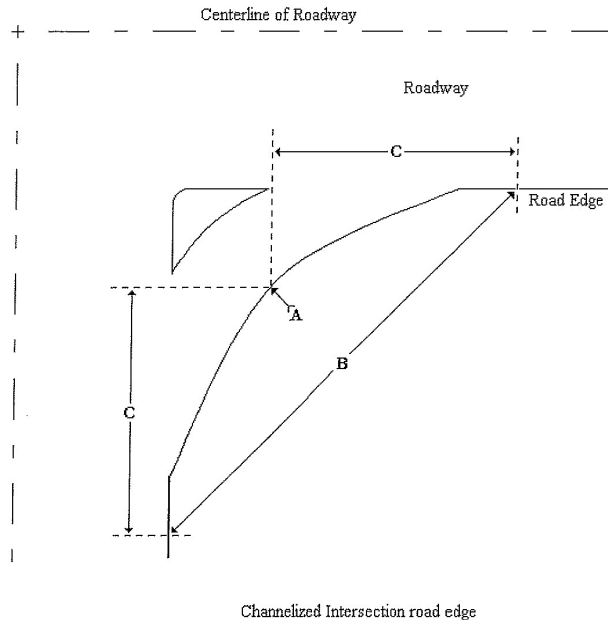
Figure #2: Site Visibility Triangle Rendition (Uncurbed Road Edge)



- (a) Point of measurement farthest from the centerline.

- (b) Sight line establishing the visibility triangle.
- (c) Measured distance along street or road edge: a measurement of 50 feet on all major and minor arterials and 25 feet on all other roadways.

Figure #3: Site Visibility Triangle Rendition (Curved Road Edge)



- (a) Point of measurement farthest from the centerline.
- (b) Sight line establishing the visibility triangle.
- (c) Measured distance along street or road edge: a measurement of 50 feet on all major and minor arterials and 25 feet on all other roadways.

Sec. 58-15. – Historic sign District

All businesses and residents located within the Old Town Mixed Use Overlay District as defined in the Cibolo Unified Development Code shall be considered in the Historic Sign District. All signs under this section shall comply with all guidelines and regulations that pertain to such signs established under other sections of this chapter, unless provided for below:

- (a) Businesses located in the Historic Sign District are encouraged to design their signs to match the period of the structure or to be similar to the surrounding signage character.
- (b) Wall painted signs may be permitted, provided they are consistent with the documented historical context of the building on which it is painted and receive prior approval from the Cibolo Historical Committee. Decisions by the Historical Committee may be appealed to City Council.
- (c) An applicant seeking to appeal a decision by the Historical Committee must file an appeal with the City Manager within 10 days of the Committee decision. City Council shall consider the appeal within 45 days of receipt of the request.

- (d) Exposed outdoor string lights shall meet the following criteria:
 - i must be non-flashing;
 - ii attached to an overhead or other structure as deemed safe by the Building Official and or code enforcement officer;
 - iii have a height of at least eight feet above pedestrian walkways and 18 feet above street grade;
 - iv have lights specifically designed for outdoor wet use that do not exceed 120 volts (3.5 watts); and
 - v be of a warm white or similar type/seasonal color(s) as approved by the Chief Building Official.
- (e) Electrical plans must be submitted and approved by Chief Building Official.
- (f) Other restrictions and provisions of this chapter that are not affected by this Historic Sign District shall continue to apply in this designated special district.

Sec. 58-16. - Comprehensive sign program regulations.

- (a) *Purpose.* A Comprehensive Sign Program is an optional means for a property including, or intended to include multiple businesses to create a uniform set of rules that will apply to all businesses or entities within that property. A Comprehensive Sign Program is intended to create visual harmony among the signs on the property and create a unique character for a commercial complex. Comprehensive Sign Programs apply to the overall property, not just a single business. All businesses or entities seeking to enter a property or development subject to a Comprehensive Sign Program must comply with the terms of the program.
- (b) *Limitation.* A Comprehensive Sign Program is a conditional variance from the requirements of Chapter 58. Applications must follow processes identified herein and may be denied without specific reason. Approvals may be conditional.
- (c) *Application.*
 - 1. The application shall be filed with the Building Official, accompanied by a nonrefundable fee as listed in the City of Cibola Fee Ordinance (as amended).
 - 2. Properties that currently, or are platted to, contain three or more commercial businesses may apply for a Comprehensive Sign Program.
 - 3. The Building Official is authorized to establish the requirements for applications for Comprehensive Sign Plans, with approval by the City Manager.
- (d) *Criteria:*
 - 1. *Compatibility required.* The Comprehensive Sign Program shall promote compatibility for all signs within the specific development. Architectural theme, materials, and color should be consistent with or complement the overall character of the development in which the signs are proposed to be located and the area surrounding the development in which the signs would be located. The Comprehensive Sign Program shall include specifications for all signs on the property, including but not limited to the following: sign type, lettering or graphic style, size, shape, scale, colors, lighting, materials, installation, and position on site plan.

2. *Size and height.* Signs proposed under the comprehensive sign program shall not have a deviation of more than 50 percent of the standards of the sign regulations unless the applicant can demonstrate a site-specific reason why a deviation in excess of the 50 percent standard is justified.
 3. *Off-site signs.* Developments within a shared/common approved commercial or industrial subdivision plat, may apply for off-site signage within the area described in that commercial or industrial plat. An industrial park is an example of such a development. The signs may be placed on parcels where an existing site plan has been approved. In those developments that do not have an approved site plan, the comprehensive sign program process may be utilized to establish a sign program for the development, provided that the application form for the comprehensive sign program is signed by all property owners on which signs are proposed to be located. This section shall not be construed to allow the installation of a billboard type sign.
 4. *Placement.* Signs proposed under the Comprehensive Sign Program shall be placed to maximize visibility and readability and may not be placed within a visibility triangle or any other location that could cause a hazard.
 5. *Integration.* All signs must be integrated with the design of the building and the site development, reflecting the architecture, building materials, and landscape elements of the development. Applicants are encouraged to integrate freestanding signs with the architecture of the buildings through replication of architectural embellishments, colors, building materials, texture, and other elements found in the building design. Integration shall include the use of sign graphics that are consistent in terms of lettering style, colors, and method of attachment as used for wall-mounted signing found on the building.
- (e) *Review.* The Board of Adjustments shall consider the application no later than the 45th day after the application is filed. A denial of a Comprehensive Sign Program application may be appealed to City Council.
- (f) *Amendment.* Applications for a Comprehensive Sign Program amendment shall follow all procedural requirements described herein.

Sec. 58-17. - Variances

- (a) *Application and fee required.* Any person, business, or other organization desiring to continue to construct, reconstruct, place, install, relocate, alter, or use any sign which does not conform to the provisions of this chapter may make application to the Board of Adjustments for a variance to the provisions of this chapter. Upon submittal of a complete variance packet, the application will be reviewed at the next Board of Adjustments meeting. The application shall be filed with the Building Official, accompanied by a nonrefundable variance fee as listed in the City of Cibola Fee Ordinance (as amended), and conform to all requirements established in this chapter relating to sign permit applications.
- (b) *Requests for variances after denial.* Variance applications may not be resubmitted within a year after denial unless law or facts supporting the denial have substantively changed.
- (c) *Action.* The Board of Adjustments shall meet to consider the variance no later than the 45th day after the variance application is filed.

- (d) *Standards for variances.* The Board of Adjustments may approve a variance only if it makes affirmative findings, reflected in its minutes of the proceedings, as to all the following:
1. The variance will not authorize a type of sign which is specifically prohibited by this chapter;
 2. The variance is not contrary to the public interest and will not have a substantially adverse effect on neighboring properties;
 3. Due to special conditions applying to the land, buildings, topography, vegetation, sign structures, or other unique matters on the subject property, adjacent lots, or within the adjacent right-of-way, a literal enforcement of the ordinance would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement; and
 4. The applicant has not sought a sign variance for the specific parcel of land from the City within the past 12 months.
- (e) *Conditions of variances.* The Board of Adjustments may impose such conditions or requirements in a variance as are necessary in its judgment to achieve the fundamental purposes of this chapter. A violation of such conditions or requirements shall constitute a violation of this chapter. The sign(s) must receive final inspection approval within three months of the date the variance is approved, or the variance shall lapse and become of no force or effect.
- (f) *Appeal.* An applicant seeking to appeal a decision by the Board of Adjustments must file an appeal within 10 days of the Board decision. City Council shall consider the appeal within 45 days of receipt of the request.

Sec. 58-18. - Sign maintenance and nuisances.

- (a) All signs must be always maintained in a structurally safe condition and in good repair. No permit shall be required for the normal maintenance of any existing sign or repainting of the sign message, provided that the area of the sign is not enlarged, the height of the sign is not increased, and the location of the sign is not changed. Alterations to the sign, or major repairs (replacement of more than 20 percent of the sign to the original condition) shall not be considered normal maintenance and will require a permit. All signs shall be kept neatly painted or otherwise maintained, including all metal parts and supports thereof that are not galvanized or of rust resistant material.
- (b) Changing of the sign message is limited to changing the design of the sign face without changing the sign itself, the sign type, or its components, and is normal maintenance.
- (c) The area around the sign shall be always kept clean by cutting vegetation around the sign and the supporting structure.

(d) A sign shall constitute a nuisance if it causes injury or threatens to injure the public health, peace, or comfort or is a nuisance per se under the law. The process for abatement of a sign nuisance is as follows:

1. The initial determination if a sign constitutes a nuisance shall be made by the code enforcement officer. A sign is considered a nuisance per se if a sign is dangerously damaged or deteriorated or if it is damaged beyond 50 percent of its replacement value.
2. Notice. Upon the determination that a sign constitutes a nuisance, the Director of Planning shall provide notice of the nuisance to the responsible party by United States certified mail, return receipt requested or hand delivery.
3. Abatement. The responsible party shall take action to abate the nuisance within ten business days of the date of receipt of the notice.
4. Appeal. A responsible party may appeal the nuisance determination to the Board of Adjustments within ten business days of the date of receipt of the notice. Notice of the appeal must be in writing and delivered to the office of the City secretary by United States certified mail, return receipt requested or hand delivery. The Board of Adjustments shall meet to consider the variance no later than the 45th day after receipt of the notice of appeal and adopt a recommendation for City council to grant or deny the appeal. The City secretary shall provide the responsible party with notice of the appeal date not less than 72 hours before the meeting at which the appeal is scheduled. The Board of Adjustments shall not recommend the City council disturb the determination of the code enforcement officer unless, after consideration of the testimony of the responsible party, the Building Official, and such witnesses that have relevant information regarding the matter, it finds the decision of the Building Official to be in error. Each witness shall be allowed to make a concise opening statement before being questioned by members of the Board. The Board may confer with the City attorney before rendering a recommendation to City Council. The Board's recommendation shall be considered at the next regular meeting of the City council. The City council may, but is not required to, hear additional testimony prior to rendering a determination. The responsible party shall have ten business days from the date of an adverse determination to appeal the City council's decision to a court of competent jurisdiction, at which time, if not appealed, the City council's decision shall become final.
5. City action. Upon the expiration or exhaustion of a responsible party's appeal rights, the City may abate the nuisance.
6. Exigent circumstances. Notwithstanding any provision of this subsection to the contrary, if, after consultation with the City attorney, the Building Official determines the nuisance to be of imminent danger to public life or safety, the building inspector may take immediate action to abate the nuisance. However, the Building Official shall only exercise such abatement actions under this subsection reasonably necessary to abate the imminent danger to public life or safety.

7. Recoupment of nuisance abatement costs. The responsible party shall be responsible to repay the City for the actual costs associated with an abatement action under law and such repayment shall become due upon receipt of the repayment invoice for the abatement costs. To the extent allowed by law, the City may place a lien on the property on which it took the abatement action for any costs not reimbursed by the responsible party for more than 30 days after the date the City made demand on the responsible party for payment.
8. Impoundment fees. Upon impoundment, the City shall provide notice of the impoundment by United States certified mail, return receipt requested or hand delivery to the responsible party. If the responsible party cannot be located after reasonable inquiry, The City shall place notice in a newspaper of general circulation in the City. Any sign impounded by the City under this subsection shall be subject to an impoundment fee, assessed daily, as set out in the fee schedule. The impoundment fee shall be considered part of abatement costs for the purposes of repayment. An impounded sign shall be returned to the responsible party upon payment of all impoundment fees and abatement costs.
9. The City shall not be held liable for damage to said sign(s) during the removal or storage of the sign(s) by the City.

Sec. 58-19. - Nonconforming signs.

- (a) *Continuation.* All nonconforming signs existing prior to the effective date of this chapter shall be allowed to remain in place, provided that they otherwise comply with the provisions of this Chapter. Signs that have a specified time period for use pursuant this chapter must abide by those specified time periods beginning with the change in law that rendered them nonconforming.
- (b) *Transferability.*
 1. *Relocation.* Nonconforming signs shall not be relocated or transferred to another location within the City of Cibolo municipal limits or ETJ without such nonconforming signs first being brought into full compliance with all requirements of this chapter, including obtaining a properly authorized permit.
 2. *Transfer of title.* Title and ownership of nonconforming sign, excluding portable changeable copy signs, may be transferred to a new owner upon the transfer of the property upon which the nonconforming sign is located to such new owner; provided the location of the nonconforming sign, and the sign itself, is not altered. In such cases, the new property owner must submit a permit application (no fee assessed) to indicate the change in ownership.
- (c) *Registration.* Within 90 days after the effective date of this chapter, or any change in law causing a sign to become non-conforming, the responsible party shall register the nonconforming sign with the Building Official. There shall be no costs associated with the registration of a nonconforming sign. It shall be the burden on the responsible party to prove, by a preponderance of the evidence, that a sign, not timely registered, falls under the protection of this section.

(d) *Removal.* A nonconforming sign shall be removed because of any of the following circumstances:

1. *By the acts or omission of the sign owner.* Nonconforming signs shall be terminated immediately upon the occurrence of any of the following events specified below:
 - i. **Destruction:** A sign that, having been permitted to remain in place as a nonconforming use, is required to be removed because the sign, or a substantial part of it, falls down or otherwise destroyed, or is deteriorated or dismantled for any purpose, other than maintenance operations or for changing the letters, symbols, or other matter on the sign;
 - ii. **Abandonment:** A nonconforming sign that has been abandoned;
 - iii. **Discontinuation of use:** A nonconforming sign that has not been left blank or otherwise not used for a continuous period of 90 days; or
 - iv. **Public health or safety hazard:** A nonconforming sign that has become obsolete or substandard under any applicable ordinance of the City to the extent that the sign becomes a hazard or danger to public health or safety.
2. **Sign owner's responsibility.** For purpose of subsection (1), immediately above, a nonconforming sign or substantial part of it is considered to have been destroyed, deteriorated or dismantled (collectively "destroyed") if the cost of repairing the sign is more than 60 percent of the cost of erecting a new sign of the type at the same location. In the event that such destruction, deterioration or dismantling has occurred, it shall be the responsibility of the responsible party to supply the City of Cibolo with a quote from a reputable sign company that shows the replacement value and the cost to restore the sign to full compliance upon request by the Director of Planning within 15 days of said request so that the Director of Planning may determine if the non-conforming sign has been destroyed more than 60 percent of the cost of erecting a new sign of the type at the same location. In the event the nonconforming sign is determined to be destroyed beyond the aforementioned 60 percent threshold, or abandoned or discontinued or a public hazard by Director of Planning, the matter will be provided to City Council for their consideration. If City Council concludes that the 60 percent threshold has been exceeded, the sign must be removed by the responsible party without compensation by the City within ten days after the date written notice of such determination is provided to the responsibility party by certified mail return receipt requested or by hand delivery. In such circumstances as determined to be warranted by the City manager, after consultation with the City attorney, a nonconforming sign determined to have become a public hazard may be summarily removed with costs to be borne by the responsible party. An applicant seeking to install a replacement sign must fully comply with this chapter including application and payment of fee requirements.
3. *By City action.* City Council may require the removal, relocation, or reconstruction of any nonconforming sign not otherwise meeting the requirements for removal in this Chapter, provided that the owner of the sign is compensated for such costs that are associated with the removal, relocation, or reconstruction as is required by Tex.

Local Government Code chapter 216. In cases where City Council requires the removal, relocation, or reconstruction of a nonconforming sign the presiding officer of City Council is authorized to appoint a municipal board on sign control, pursuant to the requirements of Texas Local Government Code 216.004, with City council approval, in order to determine the amount of compensation.

- (d) *Non-Conforming Billboards*. Non-conforming billboards must comply with the following:
1. Existing, non-electric billboards shall not be upgraded, modified or converted to an electronic, changeable message format. See definition for changeable electronic variable message (CEVMS).
 2. Relocation of any existing billboard is strictly prohibited except when required by the construction of a publicly or privately funded road improvement project. In this lone case, the applicant may apply to the Board of Adjustments for approval to replace the billboard. An application pursuant to this subsection will follow the application and consideration processes under 58-17 Variances.

Sec. 58-20. - Enforcement.

- (a) *Nuisance*. Any signs erected or located in violation of this Chapter shall constitute a nuisance.
- (b) *Violations*. Failure to comply with the provisions of this chapter, or otherwise erecting, maintaining, or owning an illegal sign, shall constitute a violation of the City Code. Each day a violation exists shall constitute a separate violation and, consequently, a separate offense.
- (c) *Compliance Option*. Signs found in disrepair shall receive a notice of violation with a deadline to conduct the necessary repairs which shall be 10 days for temporary signs and 30 days for permanent signs, unless, in the opinion of the code enforcement officer, such sign constitutes a potential hazard to the public, in which case no opportunity to repair will be provided.
- (d) *Penalties*. Any person violating any provision of this chapter shall be guilty of a misdemeanor and shall, upon conviction, be punished by a fine not to exceed \$500.00.
- (e) *Civil remedies*. The City manager may authorize the City attorney to file an action in a court with appropriate jurisdiction to seek civil remedies to require the demolition of any sign at the owner's expense which is dangerously damaged or deteriorated. The action may include a claim for civil penalties as provided by state law. Civil remedies contained herein shall be construed to be in addition to the power of the City to abate public nuisances.
- (f) The enforcement provisions of this section are in addition to the abatement provisions within this Chapter.



City Council Regular Meeting Staff Report

E. Approval/Disapproval of an Ordinance of the City of Cibolo adopting the 2021 Building Codes, 2021 International Fire Code & 2023 National Electric Code. (Mr. Hanson)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Ordinances Item: 10E.
From	
Matt Hanson, City Building Official	

PRIOR CITY COUNCIL ACTION:

This item was presented to the Council in the October 15th meeting. Staff received a list of questions from the Council after the October 15th meeting, which are answered in attachment #1. Several provisions were revised in the second reading:

- The foundation inspection was relocated from the Building to the Residential Code.
- A provision for disconnections for electric vehicle charging stations was added. The requirement that applications be electronically submitted was added.
- The foundation requirements for residential flatwork and covered patios were added.

These changes are shown in comparison form in your packet's *Technical Codes Second Reading Comparison*.

BACKGROUND:

N/A

STAFF RECOMMENDATION:

Staff recommend that the Council adopt the 2021 Building Codes, 2021 Fire Code, and the 2023 National Electric Code as presented.

FINANCIAL IMPACT:

N/A

MOTION(S):

I motion to approve an ordinance adopting updated building and fire codes with local amendments.

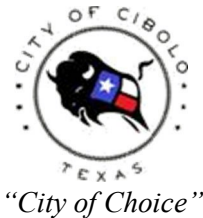
Attachments

[2021 Code Adoption - Cover Sheet_11.12.24.pdf](#)

[2024.11.01 Code Adoption Questions & Answers.pdf](#)

[2024.10.04 Technical Codes Ordinance and Technical Codes Exhibit A.pdf](#)

[2024.10.31 Technical Codes Second Reading Comparison.pdf](#)



City of Cibolo, Texas
City Council Regular Meeting
November 12, 2024

SUBJECT:

Approval/Disapproval of an Ordinance of the City of Cibolo adopting the 2021 Building Codes, 2021 International Fire Code & 2023 NEC.

Background:

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- The foundation requirements for residential flatwork and covered patios were added.

These changes are shown in comparison form in your packet's *Technical Codes Second Reading Comparison*.

STAFF RECOMMENDATION

Staff recommend that the Council adopt the 2021 Building Codes, 2021 Fire Code, and the 2023 National Electric Code as presented.

FINANCIAL IMPACT:

Not applicable.

SUBMITTED BY:

Matt Hanson, Chief Building Official

ATTACHMENTS:

1. Answers to Council's questions.
2. Ordinance including exhibits.
3. Second reading redlines.

Councilman Benson's questions on Sec. 14-2. - Building code.

Q: PAGE 6 A 111.1 CHANGE OF OCCUPANCY, So if an insurance company moves into a building where a similar or like business was prior, they need to complete an entire COO?

A: No. The 2021 IBC states a Change of Occupancy is only required when there's...

1. Any change in the occupancy classification of a building or structure.
2. Any change in the purpose of, or a change in the level of activity within, a building or structure.

Q: Did we complete one when we took over the Noble Group?

A: The City will complete a Change of Occupancy permit for the recently acquired Noble Group Event Center prior to the City moving into the space, which is scheduled for some time in March 2025. As you know, Donovan Jackson continues to occupy the space with a leaseback through February 2025. So, we have not initiated this permit as of today.

Q: Page 11 Chapter 9 F 903.2.2 Gp B occupancies, who is in group B?

A: Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.

Q: Page 37 who is the Fire code Official? (answer)

A: See memo from Wayne Reed dated February 23rd entitled – Responses to Mr. Benson Questions Regarding 2021 IFC 2024-02-23," which was e-mailed to the entire City Council. To reiterate, the Fire Code Official is the Fire Chief. Chief Troncoso is the City of Cibolo's Fire Code Official. See attached memo.

Q: Page 45 What is our practical definition of "Engineering Supervision" Who is in this role and or ensures this person is in fact designing or maintaining electrical installations?

A: CBO may ask for *special inspections* according to IBC Chapter 17, which requires a current Texas Licensed Professional Engineer to approve and submit inspection results before CO.

Councilman Benson's questions on Sec. 14-4. - Plumbing code.

Q: Page 47 14.4 (b)(2) why were those sections deleted?

A: The sections in the International Plumbing Code were deleted because they were either in conflict with state law or have been replaced by city action.

103 Code Compliance Agency. The City Department of Permits and Inspections is established.

104.8 Liability. Texas state law addresses immunity, liability and defenses of municipalities and their employees and contractors. City ordinances cannot alter those laws, and any effort to do so would be preempted. The defenses provided by state law are retained.

105.1 Modifications. The Building Code Official does not make modifications.

109.2 Schedule of Permit Fees. This is addressed in the adopted City's Fee Schedule.

113 Means of Appeals. This is addressed by Section 14-14 of the Code.

114 Boards of Appeals. This is addressed by Section 14-14 of the Code.

115 Violations. This is addressed by Section 14-16 of the Code.

116 Stop Work Order. This is addressed by Section 14-17 of the Code.

Q: Page 47 608.14 Backflow protection, what effect does this have on our already in progress backflow discussion in the city? Is this only fire protection backflow?

A: Applies to all backflow assembly devices, including fire. Will not affect Cibolo's ongoing backflow discussion.

Q: Page 48 701.6.1 Pre Pour test, Who does this test?

A: Plumbing pre-pour inspections are performed by Cibolo's Texas State Board of Plumbing certified plumbing inspectors.

Councilman Benson's questions on Sec. 14-5. - Residential code.

Q: Page 50 #9 Why add this?

A: To ensure designers are aware and adhere to Cibolo's adopted codes before submitting documents.

Q: Page 50 R106.1.1 This seems ambiguous, why not force the documents to fit the most readable and usable version by the city? Does this pertain to all building documents?

A: Yes, this pertains to building documents. This has been revised in this second reading version to provide more clarity as follows:

R106.1.1 Information on construction documents. Construction documents shall be drawn upon suitable material. ~~Electronic media documents are permitted to be submitted where~~electronically, by methods approved by the building official.

Q: Page 50 R106.1.1.4 But not limited too, too vague be specific as to what all we are looking for

A: Different projects require different documents. This allows the building official to request additional documents as needed without listing a long and ever growing list of possibilities.

Q: Page 50 R106.1.1.10 too vague what other data is needed should be included up front, this catch all will cause delays and problems.

A: Same as above. Intentionally vague, to allow room for the building official to request necessary documents depending on the project.

Q: Page 52 R311.5.1 Need to define obstruction...not sure what this provision is getting at or trying to prevent

A: Obstruction as stated in the language is anything that, "impedes the drainage, ingress to or egress from the side yard area from front to back." This is to prevent obstacles to first responders, utility providers, and minimize fire risk to neighboring properties.

Q: Page 53 R402.2.2 Why not include flatwork discussion in the code, why send the builder somewhere else? I am concerned the handout will be a moving changing target and the only place to find it is at the city or is this posted somewhere else? How do changes get made?

A: The flatwork requirements have been included in the Code in this second reading as follows:

(16) CHAPTER 4 FOUNDATIONS is hereby amended at **R402.2** to add new subsections **R402.2.2** and **R402.2.3** to read as follows:

R402.2.2. ~~Flatwork Specifications~~**2.** In addition to the requirements of subsection 402.2.1, flatwork shall meet the following requirements of the "Flatwork Requirements":

1. Rebar thickness shall be no less than 3/8".
2. Slab thickness shall be no less than 4".
3. Concrete strength shall be no less than 2,500 psi.
4. A minimum 6" x 6", #6 gauge welded wire fabric shall be used in sidewalk and driveways.
5. Welded wire fabric and steel shall be chaired off base material.
6. Welded wire fabric or steel shall be cut at expansion material.
7. Dowels in existing concrete shall be spaced apart at no greater than 18". If rebar is used in place of dowels, the City of Cibola handout available rebar must be taped or greased. Dowels are smooth steel. Rebar is deformed steel.
8. Expansion joints are required against all existing concrete except at the permit office curb line.
9. Expansion material with dowels in sidewalk shall be spaced at no more than 20'. The expansion material must be evenly spaced or located at the property line.
10. Expansion material with dowels are required at turns in sidewalks, on 3 sides of the driveway approach ramp, and on 3 sides of the sidewalk approach ramp.
11. A minimum of 3 dowels are required at sidewalk expansion joints.
12. All vegetation must be removed prior to installing base.
13. Compacted base material shall be provided under all concrete at a minimum 2" in depth.
14. Base material must be 3/4" or smaller and compactable. Base material can be a combination of sand, gravel or crushed run.
15. The driveway apron at curb shall be a minimum of 5 1/2" depth.
16. A trowel cut at least 1/2" deep in the slab of walks is required at approximately 4' intervals and 20' for driveways.

R402.2.2. In addition to the requirements of subsection 402.2.1 and subsection 402.2.2.2, roof-covered (load bearing) concrete patios shall meet the following additional requirements

1. A minimum reinforcement 6" x 6", #6 gauge welded wire mesh or its equivalent shall be required.

2. Base material must be a minimum 6" after it is compacted.
The minimum beam width shall be 10" exterior, 8" interior.
3. The minimum beam depth below natural grade shall be 12".
4. Beams shall have continuous rebar lengths, 2 on top and 2 on bottom
with corner bars
5. Slabs exceeding 20' in width shall have a center beam.

Councilman Benson's questions on Sec. 14-6. - Energy conservation code.

Q: Page 56 Why the deletions

A: The sections in the International Energy Conservation Code were deleted because they were either in conflict with state law or have been replaced by city action.

C104.2 Schedule of Fees. This is addressed in the adopted City's Fee Schedule.

C109 Stop Work Order. This is addressed by Section 14-17 of the Code.

C110 Board of Appeals. This is addressed by Section 14-14 of the Code.

R104.2 Schedule of Fees. This is addressed in the adopted City's Fee Schedule.

R109 Stop Work Order. This is addressed by Section 14-17 of the Code.

R110 Means of Appeals. This is addressed by Section 14-14 of the Code.

Councilman Benson's questions on Sec. 14-7. - Property maintenance code.

Q: Page 57 Deletions

A: The sections in the International Property Maintenance Code were deleted because they were either in conflict with state law or have been replaced by city action.

103 Code Compliance Agency. The City Planning Department (containing the Code Enforcement Division) is established.

104.1 Fees. This is addressed in the adopted City's Fee Schedule.

105.7 Liability. Texas state law addresses immunity, liability and defenses of municipalities and their employees and contractors. City ordinances cannot alter those laws, and any effort to do so would be preempted. The defenses provided by state law are retained.

107 Means of Appeal. This is addressed by Section 14-14 of the Code.

108 Boards of Appeal. This is addressed by Section 14-14 of the Code.

109 Violations. This is addressed by Section 14-16 of the Code.

110 Stop Work Order. This is addressed by Section 14-17 of the Code.

111 Unsafe Structures, 112 Emergency Measures and 113 Demolition. This is addressed by Article IV, Substandard Building Regulations, of Chapter 14 of the Code and Chapters 54 and 214 of the Texas Local Government Code.

Q: Page 58 304.14 insect screens, please describe this issue and why and how it needed to be amended for Cibolo

A: This section was needed as the model code did not supply the dates but left those for the City to include. The changes are set forth below:

304.14 Insect screens. During the period from [~~DATE~~ March 1st] to [~~Date~~ November 30th], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Councilman Benson's questions on Sec. 14-8. – Existing building code.

Q: Page 60 Deletions

A: The sections in the Existing Building Code were deleted because they were either in conflict with state law or have been replaced by city action.

[A] 103 Code Compliance Agency. The City Department of Permits and Inspections is established.

[A] 104.8 Liability. Texas state law addresses immunity, liability and defenses of municipalities and their employees and contractors. City ordinances cannot alter those laws, and any effort to do so would be preempted. The defenses provided by state law are retained.

[A] 104.10 Modifications. The Building Code Official does not make modifications.

[A] 105.2.1. Emergency Repairs. Repairs and emergency repairs are treated consistently under the Code.

[A] 108.2, Schedule of permit Fees. This is addressed in the adopted City's Fee Schedule.

[A] 112, Means of Appeal. This is addressed by Section 14-14 of the Code.

[A] 113 Violations. This is addressed by Section 14-16 of the Code.

[A] 114 Stop Work Order. This is addressed by Section 14-17 of the Code.

[A] 115 Unsafe Structures and Equipment, [A] 116 Emergency Measures, and [A] 117 Demolition. This is addressed by Article IV, Substandard Building Regulations, of Chapter 14 of the Code and Chapters 54 and 214 of the Texas Local Government Code.

Councilman Benson's questions on IEBC

Q: Page 61 Deletions

A: The sections in the Mechanical Code were deleted because they were either in conflict with state law or have been replaced by city action.

[A] 103 Code Compliance Agency. The City Department of Permits and Inspections is established.

[A] 104.8 Liability. Texas state law addresses immunity, liability and defenses of municipalities and their employees and contractors. City ordinances cannot alter those laws, and any effort to do so would be preempted. The defenses provided by state law are retained.

[A] 105.1 Modifications. The Building Code Official does not make modifications.

[A] 109.2 Schedule of Permit Fees. This is addressed in the adopted City's Fee Schedule.

[A] 113 Means of Appeals. This is addressed by Section 14-14 of the Code.

[A] 114 Board of Appeals. This is addressed by Section 14-14 of the Code.

[A] 115 Violations. This is addressed by Section 14-16 of the Code.

[A] 116 Stop Work Orders. This is addressed by Section 14-17 of the Code.

Councilman Benson's questions on ISPSC

Q: Page 64 Deletions

A: The sections in the Swimming Pool and Spa Code were deleted because they were either in conflict with state law or have been replaced by city action.

103 Code Compliance Agency.

104.8 Liability. Texas state law addresses immunity, liability and defenses of municipalities and their employees and contractors. City ordinances cannot alter those laws, and any effort to do so would be preempted. The defenses provided by state law are retained.

104.9 Modifications. The Building Code Official does not make modifications.

108.2 Schedule of Permit Fees. This is addressed in the adopted City's Fee Schedule.

111 Means of Appeal. This is addressed by Section 14-14 of the Code.

112 Board of Appeals. This is addressed by Section 14-14 of the Code.

113 Violations. This is addressed by Section 14-16 of the Code.

114 Stop Work Order. This is addressed by Section 14-17 of the Code.

Councilman Benson's questions on Sec. 14-13.-Fire Code

Q: Page 66 Is this change in occupancy different than discussed on page 6?

A: The language in the Fire Code supplements the language in the Building Code. In the Building Code, the Building Code Official conducts his review of Code compliance. In the Fire Code, the Fire Code Official conducts his review of Code compliance. The cross reference in the Fire Code to the Building Code Official's review ties these two reviews together.

Page 67 104.1 Fire Code official? who is this?

A: This was answered by Wayne Reed on February 23rd in his memo titled "Memo – Responses to Mr. Benson Questions Regarding 2021 IFC 2024-02-23," which was e-mailed to the entire City Council. To reiterate, the Fire Code Official is the Fire Chief. Chief Troncoso is the City of Cibolo's Fire Code Official. See attached memo.

Q: Page 71 105.3.6 How do we approve a permit and then it be wrong?

A: IFC section 105.3.6 already exists. Added: "...or from requiring the corrections after construction or installation has been completed." Contractors sometimes do not adhere to approved plans. Additional language gives code professionals the authority require corrections after installation.

Q: Page 71 105.3.8 we need to be sure they are correct before a permit is issued

A: 105.3.8 already exists. Same answer given for 105.3.6.

Q: Page 72 Cutting and welding, where are these rules applicable?

A: IFC section 105.5.12 already exists. Added: "...All personnel supervising or performing cutting and welding operations must have successfully completed NFPA's Hot Work Safety Program and hold a current Certificate."

- An example would be metal workers fabricating handrails for an apartment building. The purpose of this code is to minimize the risk of fire from surrounding buildings/vegetation when open flame or sparks are created.

Q: Page 72 Fireworks Does this bump up against state law? I see no provision where fireworks can be stored

A: State law authorizes cities to regulate and also exempts certain materials from regulation in the occupation code The amendments included these exemptions provided under Texas Occupations Code, Section 2154.002.

Q: Page 75 developer better be perfect but the city not so much, not really an inspection more of a general review?

A: Section 106.2.2 already exists. This was revised for clarification only: [A] 106.2.3 Applicant responsibility. It shall be the responsibility of the applicant to ensure that the construction documents include all of the fire protection requirements and the shop design and construction drawings are drawings are complete and in compliance with the applicable State Laws and local codes and standards.

Q: Page 75 Fire Marshall, what other responsibilities

A: Please see the attached job description and descriptions and duties and work assignments.

Q: Page 90 315.4 2. Couldn't a change in use on the property make the reductions by fire code official become a problem? What is this meant to control

A: The intent is to ensure fire suppression access to all sides of storage arrangements and reduce the likelihood of the spread of fire to adjacent properties. The reduction in distance would be based on the neighboring properties ability to build on, have combustible material storage, and/or park or store vehicles next to the lot or property line in question.

Q: Page 92 501.3 Were these in effect in current revision?

A: These were required on all submittals for review. Added to code for clarification.

Q: Page 94 503.2.1 Were these in effect in current revision?

A: Yes, past amendments increased the width of fire access lanes to 26 feet the full length where hydrants are located along any portion and past policies allowed for a split in driving surfaces to be a clear 20 feet each side of an obstruction with increase in height to protect apparatus. Kept previous amendment and incorporated policies into code.

Q: Page 98 507.5.1 Where required?

A: Section speaks to where fire hydrants are required.

Q: Page 98 Exceptions

A: There has been a conflict between the Fire Code and the City's Design Construction Manual. The Design Construction Manual being the more stringent requiring hydrants to be within 400 feet of residential properties. The change in Exceptions separated single family homes from miscellaneous buildings and

structures and changing the distance of miscellaneous buildings and structures by 100 feet if fully sprinklered.

Q: Page 99 With new CCN, would rec not allowing water tanks

A: Where it is in the best interest of the water supplier water mains should be extended. Where it is not feasible to extend water mains water storage tanks at each dwelling or commercial building could be used. This is intended to help rural development for no more than three grouped or clustered single family homes or a small commercial building until water mains are improved and/or extended by the supplier as per there future maintenance or upgrade plans.

Q: Page 100 507.5.1.1 Is this allowed per state law?

A: No. Cities are allowed to so regulate. The only change to the International Code is the addition of, “fire department connections.”

- 507.5.1.1 Hydrant for fire department connections and standpipe systems. Buildings equipped with a fire department connection or standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet (30 480 mm) where approved by the fire code official.

Q: Page 106 701.9 Does the noble building meet this requirement?

A: No. This provision is for multi-occupancy buildings where vacant spaces are adjacent to occupied spaces and follows County amendments due to the city’s overlapping fire district in the County. The interior space of the Noble Building is complete with all spaces occupied.

Q: Page 158 CH 56 5601.2.1 Remove fireworks from heading & or explain fireworks can be stored or provide as an exception

A: Chapter 56 of the International Fire Code is named “EXPLOSIVES AND FIREWORKS.” It applies to both materials. However, subsection 5601.2.1 of this Chapter only applies to Explosives. The amendment added “...unless authorized by federal and/or state law,” so that the subsection as proposed by staff in this ordinance now reads as follows:

5601.2.1 Residential uses. Persons shall not keep or store, nor shall any permit be issued to keep or store, any *explosives* at any place of habitation, or within 100 feet (30 480 mm) thereof unless authorized by federal and/or state law.

Exception: Storage of smokeless propellant, black powder and small arms primers for personal use and not for resale in accordance with Section 5606.

Q: Page 164 Fire flow table amended up or down? What was amended?

A: Original table below.

**TABLE B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire flow shall be not less than 1,000 gallons per minute.

b. The reduced fire flow shall be not less than 1,500 gallons per minute.

Few cities allow an across the board reduction in the fire flow of 75%. To allow for a more realistic approach to available water for emergency firefighting operations the reduction weighs the use of the building and type of building construction. Table B105.3 was added.

Q: Page 166 Do we need 1002.4?

A: Section 1002.4 has been revised in this second reading to remove unnecessary language and now reads as follows:

B1002.4 The use of residual pressures of less than 20 psi (1.4 bar) is not allowed.

B1002.4 follows NFPA 291 Recommended Practice for Water Flow Testing and Marking of Hydrants and sets the minimum pressure while flowing water for system and safety reasons.

Q: Page 175 C101.2, was this in the last revision?

A: No. Incorporating past policies into code. Hydrants can be installed at the end of dead- end streets, roads, or Cul-De-Sac's for flushing purposes but not counted as available for emergency firefighting operations. Fire apparatus drops hose for connection as they pass by hydrants.

Q: Page 177 D103.3 By the fire code official determining this, does this allow for citizens to have department come and check?

A: The original language of the International Fire Code does not provide specific dimensions. The amendment added the “standard radius” for the applicants to utilize in their designs for new construction as follows:

- D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official. The standard radius is 50 foot outside and 28 foot inside turning radius.

This standard radius had been in the City’s Plan Review Plan Check and was provided when applicants called. To facilitate more transparent and immediate information, this was added as a Code Amendment. This does not apply to preexisting nonconforming streets.

The Fire Department does not map out the location on a road. This is the job of the applicant and the applicant’s engineering and design team to map out and lay out the design. However, there have been multiple circumstances in which residents have asked for the Fire Department to come and provide courtesy drives of the trucks on the street to see the practical functionality of the street as a fire apparatus road. This historically has been requested by residents living on pre-nonconforming streets, and the Fire Department provides this courtesy service.

With respect to the Palm Field Subdivision, based on only one residential dwelling currently in place in the subdivision and at the request of the new owner, the Fire Chief allowed the turnaround to be temporarily located at a driveway in lieu of the permanent location shown on the plat. However, the plat retained the permanent location for the fire access road when subdivision was to be fully developed. As final development occurs, the turnaround must be completed at its design location, in accordance with plat requirements.

Councilman Benson's questions on Sec. 14-14. - Board of appeals.

Page 189 Board of appeals I think because this is health and safety, the governing body should see issues first and then send to board of appeals

A: Per the City Code, (Section 14-14(b) of this Ordinance), the City Council has the authority to act as the board of appeals. If the Council acts pursuant to such authority, the decision of the City Council would be final. The Board of Appeals not only hears appeals to the decisions of the fire code official with respect to interpretation of the code, but also hears and makes objective rulings on alternative methods to meeting code requirements, such as new technologies and/or materials not specifically prescribed by the fire code, or alternative method of protection or safety if, in its view, it is equivalent to the specific requirement of the code.

City of Cibolo

Job Description



Job Details			
Job Title:	Fire Marshal		
Reports to:	Fire Chief		
Grade:	NE-08	WC Code:	4511
Employee Type:	Non-Exempt, Full-time	Pay Type:	Hourly
Employment Period:	Indefinite	NAICS Code:	921140
Essential/Subject to Recall:	Yes	Skeleton Crew:	Yes
Department:	Fire Department (01-53)	Original Date:	04/2018
Program/Division:	Administration (00)	Revision Date:	01/2022

Job Summary

The Fire Marshal participates in planning and implements the policies of the Fire Prevention Division through fire prevention inspections, fire investigations, plan review, and public education activities. Participates in planning of programs, policies, or objectives for work group and department. The incumbent assists the Operations Division by providing fire suppression, rescue, emergency medical, and other emergency services.

- Essential Functions**
- To accomplish this job successfully, an individual must be able to perform, with or without reasonable accommodation, each essential function satisfactorily. Reasonable accommodations may be made to help enable qualified individuals with disabilities to perform the essential functions.
1. Conducts fire prevention inspections.
 2. Conducts criminal investigations for arson, criminal mischief, and other crimes involving fire and/or explosion.
 3. Oversees and assists staff with investigations, inspections, and plan reviews, and emergency responses.
 4. Assists with limited repair and maintenance work on fire equipment and apparatus and maintains inventory and grant funded equipment.
 5. Attends meetings with department heads and other federal, state, and local agencies.
 6. Conducts fire investigations to determine origin and cause.
 7. Issues citations for violation of fire code and/or municipal fire prevention ordinances.
 8. Prepares daily construction progress reports.
 9. Issues citations for violation of fire code and/or municipal fire prevention ordinances.
 10. Performs inspections of homes, business schools and other structures, and detects fire hazards and makes recommendations for corrections.
 11. Serves as liaison with other agencies for assistance in investigations or resources when the Fire Marshal or Assistant Fire Marshal is not available.
 12. Plans, develops, coordinates, and delivers public education programs.
 13. Performs firefighting and emergency medical tasks when required.
 14. Works under direction of a supervisor, performs inspections, publication education demonstrations, and clerical duties as required.
 15. Participates in activities and duties related to emergency management during a local state of disaster as direct by appropriate County Managers.
 16. Other duties assigned.



Job Requirements

KNOWLEDGE, SKILLS, AND ABILITIES:

- Knowledge and understanding of the mission statement and values of the City of Cibolo Fire Department.
- Knowledge of principles, methods and practices of modern fire prevention management, fire suppression activities and investigation techniques.
- Knowledge of Pertinent Federal, State, and local laws, codes, and regulations.
- Knowledge of municipal financial planning, budgeting, and management.
- Knowledge in criminal law and procedure, criminal investigation, and the rules of evidence as well as City Ordinances, Fire Code, Health and Safety Code.
- Knowledge of the general geography of Guadalupe County and the surrounding counties, and a thorough knowledge of the geography and characteristics of the City of Cibolo; quickly interpreting computerized and physical maps, including identifying major landmarks and streets.
- Knowledge of nationally recognized policies and procedures for conducting fire investigations.
- Skilled in the operation of all firefighting and rescue equipment including motor vehicles.
- Skills in problem solving skills including anticipating, analyzing, diagnosing, and resolving problems.
- Skill in planning, organizing, coordinating, and directing the department program.
- Skilled in using highly technical computer applications, such as CAD (Computer Aided Dispatch).
- Ability to wear an SCBA, which includes a demand valve-type positive-pressure face piece or HEPA filter masks, which requires the ability to tolerate increased respiratory workloads.
- Ability to communicate (give and comprehend verbal orders) while wearing personal protective ensembles and SCBA under conditions of high background noise, poor visibility, and drenching from hose lines and/or fixed protection systems (sprinklers).
- Ability to read and interpret construction and design plans.
- Ability to perform approved emergency medical care.
- Ability to evaluate programs, policies, and procedures, analyze Fire Prevention Division activities and take effective action to improve Fire Prevention division operations or resolve problems.
- Ability to prepare clear, concise oral and written communication.
- Ability to achieve professional development through continuous process of training, education, knowledge, and skill enhancements.
- Skills in effectively handle difficult or sensitive issues, using professionalism and an understanding of organizational culture.

Job Requirements

MINIMUM QUALIFICATIONS:

- High School graduate or General Education Degree (GED).
- TCFP Plans Examiner I
- Valid Texas Class C Driver's License.
- TCFP Inspector I & II

PREFERRED QUALIFICATIONS:

- Associate degree in Fire Administration or Fire Science.
- Texas Commission on Fire Protection certification as a Fire Investigator and Peace Officer certification by the Texas Commission on Law Enforcement (TCOLE).
- Structural Fire Fighter, Basic

City of Cibolo

Job Description



Physical Demands				
N (Not Applicable)	Activity is not applicable for this position.			
O (Occasionally)	Position requires this activity up to 33% of the time (0 – 2.5+ hrs/day)			
F (Frequently)	Position requires this activity from 33% - 66% of the time (2.5 – 5.5+ hrs/day)			
C (Constantly)	Position requires this activity more than 66% of the time (5.5+ hrs/day)			
Stand	F	Other Physical Requirements:		
Walk	F		Vision	Near, Distance, Color
Sit	F		Sense of Sound	Conversation/Communication
Manually Manipulate or Grasp	F		Sense of Smell	NA
Reach Outward	F		Sense of Touch	NA
Reach Above Shoulder	O		Ability to wear Personal Protective Equipment: basic structural firefighter PPE, wildland PPE, medical PPE, swift water PPE, hearing protection, eye protection	
Climb or Crawl	O			
Squat, Kneel, or Bend	O		Lift/Carry	Up to 20 lbs occasionally
Speak	O		Push/Pull	Up to 20 lbs occasionally
Working environment may include frequent exposure to unpleasant environmental exposures or hazard				

The above list of responsibilities is not exhaustive and the jobholder may be required to undertake other duties commensurate with the level of the role, as reasonable requested by their chain of command.

This job description sets out the duties of the post at the time it was drawn up. Such duties may vary from time to time without changing the general character of the duties or level of the responsibility entailed. Such variations are a common occurrence and cannot in themselves justify a reconsideration of the grading of the post.

Prepared By: _____
Signature and Date

Approval (Supervisor): _____
Signature and Date

Applicant/Employee: _____
Signature and Date

Duties and Work Assignments

- ◆ Fire Code Enforcement to ensure adopted Fire and Life Safety Codes and Ordinances are enforced.
- ◆ Investigate requests and complaints for compliance with adopted Codes and Ordinances.
- ◆ Notify responsible parties of city code violations when found.
- ◆ Write reports, send letters to abate violations, issue citations for failure to abate violations.
- ◆ Seizing of property in the course of investigations or code violations over see disposition of seized property and/or destruction of seized property as required.
- ◆ Respond to commercial business fire alarm calls and assisting the firefighters as necessary.
- ◆ Investigate fires to determine origin and cause. After fire extinguishment investigation of fires can span 4 to 6 hours up to several days of investigation and research. Not including the time associated with report writing, fire scene sketching, filing, and processing of related information.
- ◆ Testify in court as needed or required.
- ◆ Provide foster/adoption inspections.
- ◆ Inspect proposed burns and issue outdoor burn permits.
- ◆ Review and respond to e-mails. Often times requiring research prior to responding.
- ◆ Fielding telephone calls and returning calls.
- ◆ Responding to open records requests.
- ◆ Assisting citizens with questions and/or issues.
- ◆ Performing, documenting, and keeping records of fire flow tests.
- ◆ Shuttling fire apparatus to and from repair shops as needed.
- ◆ Assisting with research and information pertaining to Community Risk Reduction plans and programs.
- ◆ Participating in city functions as available.
- ◆ Attending training class as available.
- ◆ Attend monthly and quarterly meetings with area Fire Marshals, investigators, and other enforcement officers.
- ◆ Perform business fire prevention inspections. Most inspections for small businesses can take up to an hour not including time for report writing, filing, and logging of inspections. Large schools and buildings have taken up to two days to complete inspections.
- ◆ Meet with the building official on matters of permitting when inspections reveal the level of work for compliance may require permitting and inspection through the permit office.
- ◆ Meet with business owners and contractors pertaining to corrections needed to bring their business into compliance.
- ◆ Code research associated with requests for information by citizens and business owners and associated with fire prevention inspections.
- ◆ Respond to businesses and residential dwellings to lock keys in Knox boxes for firefighter access.

This is not an all inclusive list of duties.

L. Perry, Fire Marshal



ORDINANCE NO: _____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS AMENDING CHAPTER 14 OF THE CITY'S CODE OF ORDINANCES BY ADOPTING AND AMENDING THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE, THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE NFPA 70, THE 2021 EDITION OF THE INTERNATIONAL PLUMBING CODE, THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, THE 2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, THE 2021 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2021 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE, THE 2021 EDITION OF THE INTERNATIONAL MECHANICAL CODE, THE 2021 EDITION OF THE INTERNATIONAL FUEL GAS CODE, THE 2021 EDITION OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2021 EDITION OF THE INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE; THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE; PROVIDING RULES AND REGULATIONS FOR THE ENFORCEMENT OF THE CODES, THE BOARD OF APPEALS, THE FEE SCHEDULE, VIOLATIONS AND STOP WORK ORDERS; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION, AND CODIFICATION; DECLARING ADOPTION IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, the City of Cibolo is a Home Rule Municipality located in Guadalupe County, Texas, established in accordance with provisions of its Charter, the Texas Constitution and statutes, including the Texas Local Government Code; and

WHEREAS, Chapter 54.001 of the Texas Local Government Code provides the general authority for the City of Cibolo to enforce each rule, ordinance, or police regulation of the City of Cibolo and to punish a violation of a rule, ordinance, or police regulation; and

WHEREAS, Chapter 54.004 of the Texas Local Government Code provides the authority for the City of Cibolo to enforce ordinances necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants; and

WHEREAS, Chapter 214, Subchapter G of the Texas Local Government Code provides the general authority for the City of Cibolo to adopt certain model building and regulatory codes and to enact local amendments to same, following a public hearing on the local amendments; and

WHEREAS, the City Council finds on October 15, 2024, the City Council held a public hearing regarding the amendments proposed herein, in accordance with Sec. 214.216(f) of the Texas Local Government Code; and

WHEREAS, the City Council finds the local amendments provided by this Ordinance are in accordance with the purpose and content of Chapter 3000, Tex. Gov't Code, and that such local amendments are adopted to protect public health and safety of the City of Cibolo; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City of Cibolo, the City Council finds it advisable that the City adopt and amend the model building and regulatory codes set out below to regulate and govern the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, conditions and maintenance of all property, buildings and structures and to provide the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporating Recitals. The City Council approves the recitals hereto and incorporates them herein as findings of fact as if recited verbatim.

SECTION 2. Ordinance Amendments. The Code of Ordinance of the City of Cibolo, Texas is hereby amended by deleting article 1 of chapter 14 and substituting therefor a new article 1 of chapter 14, as provided in **Exhibit A** attached hereto.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 4. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 5. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and

criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 7. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 8. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00), except that a violation of a provision of this Ordinance that governs fire safety, zoning or public health and sanitation, shall be punished by a fine of not more than Two Thousand Dollars (\$2000.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 9. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

PASSED, APPROVED, AND ADOPTED on this 29th day of October 2024.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC
City Secretary

Hyde Kelley LLP
City Attorney

EXHIBIT "A"
CODE OF ORDINANCES
CITY OF CIBOLO

. . .

Chapter 14 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. - IN GENERAL

Sec. 14-1. - Enforcement of chapter provisions.

(a) Except as provided herein, when the terms "building official," "code official," or "plumbing official" are used in this chapter or any technical code as adopted and amended herein, such terms shall mean the building official, or his designee. When used in the administration of the International Property Maintenance Code, the term "code official" shall mean the director, or his designee, over the code enforcement division, or its operational equivalent. When the term "fire code official" is used in this chapter or any technical code adopted and amended herein, such term, shall mean the fire chief or his designee.

(b) In this chapter, a "technical code" shall mean a publication that is developed, promulgated, and periodically updated at a national level by organizations consisting of industry and government fire and building safety officials through a legislative or consensus process and that is intended for consideration by units of government as local law.

Sec. 14-2. - Building code.

(a) The 2021 Edition of the International Building Code including Appendices Chapters C, E, F, G, I, and J as amended by subsections **14-2(b)**, **(c)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or subsections of the International Building Code are hereby revised to read as follows:

(1) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 101.1** to read as follows:

[A] 101.1 Title. These regulations shall be known as the Building Code of Cibolo, hereinafter referred to as "this code."

(2) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 102** to add **[A] 102.7** to read as follows:

[A] 102.7 Change of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with this code and the *International Building Code*. A change of occupancy within the same division of the same group or occupancy shall not be made unless the use or occupancy is made to comply with the requirements of Chapter 11 and the *International Existing Building Code*.

Exception: Where *approved* by the *fire code official*, a change of occupancy shall be permitted without complying with the requirements of this code and the *International Existing Building Code*, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

(3) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 102** to add **[A] 102.7.1** and read as follows:

[A] 102.7.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification or ownership of a building or structure or portion thereof shall be made, until a final inspection by the *building department*, a final fire prevention inspection by the *fire code official* or *approved 3rd party fire inspectors* and the *building code official* has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances, court orders, or regulations of the jurisdiction.

Exception: New certificates of occupancy are not required for work exempt from permits and/or work authorization under Section 105.6.

(4) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting sections **[A] 103**, **[A] 104.8**, and **[A] 104.10**.

- (5) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.2 to delete Building subsection items (2) and (6) so [A] 105.2 to read as follows:

[A] 105.2 Work exempt from permit. Exemptions 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:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet and is on a temporary foundation.
2. Oil derricks.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III A, liquids.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed two-to-one (2:1).
5. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
6. Temporary motion picture, television and theater stage sets, and scenery.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings and other playground equipment accessory to detached one- and two-family dwellings.
10. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
11. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

- (6) CHAPTER 1 SCOPE AND ADMINISTRATION is amended at [A] 105.3 to add new subsection items 8, 9, 10, and 11 to read as follows:

8. Indicate the total square footage, of the foundation and all floors above or below as measured from the exterior. Provide the total square footage of all impervious cover.
9. Be accompanied by the International Energy Conservation Code compliance certification specific to the permitted address.
10. Indicate the number of stories.

11. Indicate type of construction (e.g., Type V construction - common wood frame construction, Type IV construction - heavy timber construction, etc.).

(7) CHAPTER 1 SCOPE AND ADMINISTRATION is amended at [A] 105.5 to add the following underlined language:

[A] 105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencements of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Any permit that is not completed within 365 days of issuance will be invalid and a new permit must be issued. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each with the ability to add fees.

(8) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at [A] 107.2.1 to add subsection items (1) - (12) and to read as follows:

[A] 107.2.1. Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted with prior approval by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. The applicant shall provide all information requested related to the construction documents information. Such information shall include, but not limited to, the following:

1. Indicate the street name, address number, and lot and block numbers.
2. Engineered foundation plan with soil density and soil conditions of the property or lot.
3. Foundation plans shall have all details identified with corresponding letters, numbers, or symbols.
4. Floor plans shall be scaled and laid out as it is to be built, if plans show optional details options shall be clearly indicated, show glazing percentages.
5. Frame details shall include but not be limited to live load design, wind speed design, wall bracing requirements, and material specifications, studs required for support of walls and beams, header size and support requirements.
6. Roof and ceiling joist plan with specifications and details.
7. Electrical plan.
8. Plumbing plan.
9. Heating, ventilation, and air conditioning plan.
10. Construction plans shall have adopted codes listed.

11. Minimum Page size is 24" x 36"

12. Such other data and information as required by the building official.

(9) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at [A] 107.2.6 to read as follows:

[A] 107.2.6 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted; provided pre-construction site or plot plan and submit original final site or plot plan with signature and seal. The applicant shall provide all information requested related to the construction documents information. Such information shall include, but not limited to, the following:

1. Indicate the street name, address number, and lot and block numbers. Provide total lot square footage.
2. Provide the total square footage of the foundation.
3. Indicate percentage of foundation lot coverage.
4. Provide square footage of porches, patios, driveways, and walkways.
5. Indicate all building setback lines.
6. Indicate all easements.
7. Indicate property pin locations and distance.
8. Percentage of slope on driveway.
9. Indicate drainage elevation across the property.
10. Show curb lines and sidewalks.
11. Give such other data and information as required by the building official.

(10) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby by deleting [A] 109.2.

(11) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at [A] 109.3 to read as follows:

[A] 109.3. Permit Valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuation shall reflect the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building

official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. The building official shall set final building permit valuation. The building permit valuation shall be determined using either the latest International Code Council Building Valuation Data sheet, or the estimated valuation provided by the applicant, whichever is greater.

- (12) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 111.1 to add **Exception No. 2** and to read as follows:

[A] 111.1 Change of occupancy. A building or structure shall not be used or occupied in whole or in part, and a change of occupancy of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Certificates of Occupancy are not required for work exempt from permits under section 105.2.
2. Accessory buildings or structures.

- (13) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting sections [A] 113, [A] 114, [A] 115 and [A] 116.

- (14) CHAPTER 2 DEFINITIONS is hereby amended by amending the definition in 202 listed below to read as follows:

202 General Definitions.

[BG] 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.

Care recipients are considered incapable of self-preservation where any of the following conditions exists to include, but not limited to:

1. Patients or care recipients requiring assistance or rescue by staff, other occupants or fire personnel to evacuate the building.
2. Medical staff must stabilize the patient prior to evacuation whereby staff would need to evacuate as well.
3. The use of medical gases including, but not limited to, oxidizing medical gases, such as oxygen and nitrous oxide.
4. The possibility of surgical fires.

The determination of whether a person is rendered incapable of self-preservation by the service provided need not be limited to persons who have been rendered unconscious for the procedure. It is reasonable to determine that a person is rendered incapable of self-preservation if the person is conscious, yet unable to determine the direction of or traverse the means of egress without supervision or direction from staff or other persons, to include persons with or experiencing an altered state of consciousness.

[A] CHANGE OF OCCUPANCY. Any of the following shall be considered as a change of occupancy where this code requires a greater degree of safety, accessibility, structural strength, fire protection, *means of egress*, ventilation or sanitation than is existing in the current building or structure:

1. Any change in the occupancy classification of a building or structure.
2. Any change from one group to another group within an occupancy classification.
3. Any change in use within a group for a specific occupancy classification.
4. Any change in the purpose of, or a change in the level of activity within, a building or structure.

[M] COMMERCIAL COOKING APPLIANCES. Appliances that are used outside of residential occupancies and are used in a commercial setting or commercial food service establishment for heating or cooking food and which produce grease vapors, steam, fumes, smoke, or odors that are required to be removed through a local exhaust ventilation system. Such appliances include deep fat fryers, upright broilers, griddles, broilers, steam-jacketed kettles, hot-top ranges, under-fired broilers (charbroilers), ovens, barbecues, rotisseries, and similar appliances. For the purpose of this definition, a food service establishment shall include any building, or a portion thereof used for the preparation and serving of food.

[BG] FOSTER CARE FACILITIES. Facilities or dwellings that provide care to six (6) or less children, under the age of eighteen (18) years old and not related to the caregiver.

[BG] HABITABLE SPACE. A space in a building for living, sleeping, eating, cooking, or working. Bathrooms, toilet rooms, closets are not considered habitable spaces.

[BG] HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (10 668 mm) above the lowest level of fire department vehicle access.

[BG] INCAPABLE OF SELF-PRESERVATION. Persons who, because of age, physical limitations, mental limitations, chemical dependency, or medical treatment, cannot respond as an individual to an emergency situation. It is reasonable to determine that a person is incapable of self-preservation if the person is conscious, yet unable to determine the direction of travel from a building or area to the outside without supervision or direction from other persons, to include persons with or experiencing an altered state of consciousness.

[BG] MEDICAL CARE. Care involving medical, dental, or surgical procedures, nursing, or for psychiatric purposes.

[BG] PRIVATE GARAGE. A building or portion of a building in which motor vehicles used or stored by the *owner* or tenants of the building or buildings on the premises and are stored or kept, without provisions for repairing or servicing such vehicles for profit.

SPECIAL AMUSEMENT BUILDING. A building that is temporary, permanent, or mobile that contains a device or system that conveys passengers or provides a walkway along, around, or over a course in any direction as a form of amusement arranged so that the egress path is not readily apparent due to visual or audio distractions or intentionally confounded egress path, or is not readily available because of the mode of conveyance through the building or structure, to include escape rooms, haunted houses, and similar uses.

TEMPORARY SPECIAL EVENT STRUCTURE. Any temporary ground-supported structure, tower supporting audio or visual effects equipment, platform, stage, stage scaffolding or rigging, canopy, or similar structures not regulated within the scope of the *International Building Code*.

ENCLOSED PATIO. A space, under a roof covering, that is enclosed on two sides or more by screen wire, mesh wire, glass, plastic/vinyl, or other material, to include railing, half walls, and similar where the means of egress may be limited or restricted to one or more openings that limits egress from or requires egressing through any portion of an occupied structure, or where there may only be one or more means of egress that is open to free egress movement. The area of an enclosed patio shall be considered part of the interior of the structure and shall be included in calculating the occupancy capacity of a building, and shall meet the requirements for egress, egress lighting, and any other provision of this code or the *International Building Code*.

MULTI-FAMILY DWELLING. Any residential structure consisting of three (3) or more residential dwelling units. (Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.) These buildings are typically, but not always, classified within the Group “R” occupancy classification.

OCCUPANT. Any person, agent, operator, entity, firm, or business that occupies a building or part thereof as an owner or tenant.

SHELL BUILDING. A shell building is a structure that when completed is not ready for occupancy. A shell building consists of all exterior walls and windows, the roof structure, interior fire rated or separation walls, life safety systems (fire sprinkler, fire alarm, and similar), plumbing mains services, electrical utilities, and also includes elevated floor assemblies, mezzanines, stairways, and elevators. Shell buildings shall comply with Section 311. Shell buildings are not for occupancy and upon completion shall not receive a Certificate of Occupancy upon completion shell buildings will receive a Letter of Completion from the *city building department*.

(15) CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE is hereby amended by amending **305.1** to read as follows:

305.1 Educational Group E. Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.

New educational Group facilities shall provide vehicle impact protection in accordance with Section 312.1 where any one of the following conditions exists:

1. Buildings or facilities without above grade foundations and structural exterior walls.
2. Buildings or facilities with at grade foundations.
3. Buildings or facilities having unobstructed vehicle access to the building or area.

Tire stops, curbs, sidewalks or similar do not count as protection, barriers, or obstructions.

- (16) CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE is hereby amended by amending **305.2** to read as follows:

305.2 Group E, day care facilities. This group includes buildings and structures or portions thereof occupied by more than five children older than 2 ½ years of age who receive educational, supervision or personal care services for less than 24 hours per day.

New and existing care facilities shall provide vehicle impact protection in accordance with Section 312.1 where any one of the following conditions exists:

1. Buildings or facilities without above grade foundations and structural exterior walls.
2. Buildings or facilities with at grade foundations.
3. Buildings or facilities having unobstructed vehicle access to the building or area.

Tire stops, curbs, sidewalks or similar do not count as protection, barriers, or obstructions.

- (17) CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE is hereby amended by amending **308.1** to read as follows:

308.1 Institutional Group I. Institutional Group I occupancy includes, among others, the use of a building or structure, or a portion thereof, in which care or supervision is provided to persons who are not capable of self-preservation without physical assistance or in which persons are detained for penal or correctional purposes or in which the liberty of the occupants is restricted. Institutional occupancies shall be classified as Group I-1, I-2, I-3 or I-4.

New and existing care facilities shall provide vehicle impact protection in accordance with Section 312.1 where any one of the following conditions exists:

1. Buildings or facilities without above grade foundations and structural exterior walls.
2. Buildings or facilities with at grade foundations.
3. Buildings or facilities having unobstructed vehicle access to the building or area.

Tire stops, curbs, sidewalks or similar do not count as protection, barriers, or obstructions.

- (18) CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE is hereby amended by amending **310.1** to read as follows:

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code* in accordance with Section 101.2 of the *International Building Code*. Group R occupancies not constructed in accordance with the *International Residential Code* as permitted by Sections 310.4.1 and 310.4.2 of the *International Building Code* shall comply with Section 420 of the *International Building Code*.

New and existing care facilities shall provide vehicle impact protection in accordance with Section 312.1 where any one of the following conditions exists:

1. Buildings or facilities without above grade foundations and structural exterior walls.
 2. Buildings or facilities with at grade foundations.
 3. Buildings or facilities having unobstructed vehicle access to the building or area.
- Tire stops, curbs, sidewalks or similar do not count as protection, barriers, or obstructions.

(19) CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE is hereby amended by amending **407.2.7** to read as follows:

407.2.7 Domestic cooking appliances. In Group I-2 occupancies, installation of cooking appliances used in domestic cooking facilities shall comply with all of the following:

1. The types of cooking appliances permitted shall be limited to ovens, cooktops, ranges, warmers and microwaves.
2. Commercial cooking hoods installed and constructed in accordance with Section 506 of the International Mechanical Code shall be provided over cooktops and ranges.
3. Cooktops and ranges shall be protected in accordance with Section 606.2 of the *International Fire Code*.
4. A shut-off for the fuel and electrical power supply to the cooking equipment shall be provided in an accessible location.
5. A timer shall be provided that automatically deactivates the cooking appliances within a period of not more than 120 minutes.
6. A portable fire extinguisher shall be provided. Installation shall be in accordance with Section 906, and the extinguisher shall be located within a 30-foot (9144 mm) distance of travel from each domestic cooking appliance.

(20) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending **902.1** to read as follows:

902.1 Pump and riser room size. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, inspection, maintenance, and servicing as defined by the manufacture, and with a minimum of three (3) feet of working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required *fire-resistance-rated* assembly or without removing such elements of, or disabling the function of any other life safety system. Fire pump and *automatic sprinkler system* riser rooms shall be provided with a door(s) and unobstructed passageway large enough to allow removal of the largest piece of equipment. Fire pump and *automatic sprinkler system* riser rooms shall not be used for storage. Fire riser rooms housing an *automatic sprinkler system* riser only shall be a minimum 4 foot (1219 mm) by 4 foot (1219 mm) unless otherwise *approved* by the *fire code official*. Fire riser rooms housing *automatic sprinkler system* riser(s) and any other systems, non-fire systems, equipment, devices, plumbing piping and/or appurtenances, or similar shall be a minimum 8 foot (2438 mm) by 16 foot (4877 mm) with a minimum of four (4) feet of clear space from the system riser(s), piping, and appurtenances unless otherwise *approved* by the *fire code official*. System risers and fire department connection lead-ins shall be a minimum 12 inches (305 mm) from finish walls to

outside edge of pipe as measured to back side of pipe and shall be a minimum 18 inches (457 mm) from finish walls or outside edge of adjacent risers to outside edge of pipe as measured to side of pipes.

- (21) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2 to read as follows:

[F] 903.2 Where required. *Approved automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in this Section and Sections 903.2.1 through 903.2.12, and throughout multi-tenant buildings 5,000 square feet (464 m²) or more. The calculated area shall be total square footage (as measured from the exterior walls) including all space as well as the area of attached garages, storage facilities, hallways, stairways, and similar areas, and without exemptions for fire areas. Such systems shall be in accordance with Section 903 as well as *National Fire Protection Association Standards* where conflicts arise the more stringent shall govern.

Retrofit:

1. Building additions that exceed the allowed fire area.
2. Two or more building permits related to area increase, are issued over any three consecutive years.

Exception:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries, and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 2-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.
2. Detached non-combustible carports or shade canopies. Detached gazebos and open sided pavilions for residential use.
3. Independent buildings such as restrooms or snack shops 400 square feet (37 m²) or less that are associated with golf courses, parks, and similar uses.
4. Guardhouses that are less than 400 square feet (37 m²) in size used to control access to or within residential and/or commercial developments.
5. Detached equipment or storage buildings for commercial use not exceeding 400 square feet (37 m²).
6. Detached residential storage buildings or garages that are non-habitable not exceeding 900 square feet (84 m²).

- (22) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.2 to add Group B occupancies and read as follows:

[F] 903.2.2 Group B. An *automatic sprinkler system* shall be provided for *fire areas* containing Group B occupancy and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).

2. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

(23) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.2 to [F] 903.2.2.1 to read as follows:

[F] 903.2.2.1 Ambulatory care facilities. An *automatic sprinkler system* shall be provided for *fire areas* containing ambulatory care facility occupancies and intervening floors of the building where either of the following conditions exist at any time:

1. Four or more rooms, chairs, beds, or spaces are provided for care recipients that are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving the facility.

Care recipients are considered incapable of self-preservation where any of the following conditions exists to include, but not limited to:

1. Patients or care recipients requiring assistance or rescue by staff, other occupants or fire personnel to evacuate the building.
2. Medical staff must stabilize the patient prior to evacuation whereby staff would need to evacuate as well.
3. The use of medical gases including but not limited to oxidizing medical gases, such as oxygen and nitrous oxide.
4. The possibility of surgical fires.

The determination of whether or not a person is rendered incapable of self-preservation by the service provided need not be limited to persons who have been rendered unconscious for the procedure. It is reasonable to determine that a person has been rendered incapable of self-preservation if the person is conscious, yet unable to determine the direction of or traverse the means of egress without supervision or direction from staff or other persons, to include persons with or experiencing an altered state of consciousness.

In buildings where ambulatory care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* shall be installed throughout the entire floor where such care is provided as well as all floors below, and all floors between the level of ambulatory care and the nearest *level of exit discharge*, including the *level of exit discharge*.

(24) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.3 to read as follows:

[F] 903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
2. Throughout every portion of educational buildings located on a floor other than a *level of exit discharge* serving such occupancies.

(25) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.4 to read as follows:

[F] 903.2.4 Group F-1 and F-2. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exist:

1. A Group F *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group F *fire area* is located more than one story above grade plane.
3. The combined area of all Group F *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

(26) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.4.1 to read as follows:

[F] 903.2.4.1 Woodworking operations. An *automatic sprinkler system* shall be provided throughout all Group F occupancy *fire areas* that contain woodworking or milling operations in excess of 2,500 square feet (232 m²) which generate finely divided combustible waste or finely divided combustible materials, to include wood shavings, saw dust, sanding dust, and similar.

(27) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.6 to read as follows:

[F] 903.2.6 Group I. An *automatic sprinkler system* shall be provided throughout buildings with a Group I *fire area*.

Exception: An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 facilities.

(28) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.7 to read as follows:

[F] 903.2.7 Group M. An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exist:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than one story above grade plane.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

- (29) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.7.2 to read as follows:

[F] 903.2.7.2 Group M upholstered furniture or mattresses. An *automatic sprinkler system* shall be provided throughout a Group M *fire area* where the area used for the display and sale of upholstered furniture, mattresses, household goods, or similar exceeds 2,500 square feet (232 m²).

- (30) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.9 to read as follows:

[F] 903.2.9 Group S-1 and S-2. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S occupancy where one of the following conditions exist:

1. A Group S *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S *fire area* is located more than three stories above grade plane.
3. The combined area of all Group S *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group S *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

- (31) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.9.1 to read as follows:

[F] 903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the *International Building Code*, as shown:

1. Buildings two or more stories above grade plane, including *basements*, with a *fire area* containing a repair garage exceeding 5,000 square feet (464 m²).
2. Buildings not more than one story above grade plane, with a *fire area* containing repair garage exceeding 5,000 square feet (464 m²).
3. Buildings with a repair garages servicing vehicles parked in *basements*.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

- (32) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.9.2 to read as follows:

[F] 903.2.9.2 Bulk Storage of tires. Buildings and structures where the area for the storage of tires exceeds 2,500 cubic feet (71 m³) in or adjacent to, shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

- (33) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.9.4 to read as follows:

[F] 903.2.9.4 Group S-1 and S-2 upholstered furniture and mattresses. An *automatic sprinkler system* shall be provided throughout a Group S *fire area* where the area used for the storage of upholstered furniture, mattresses, household goods, or similar exceeds 2,500 square feet (232 m²) regardless of separation walls.

- (34) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.10 to delete Exception to read as follows:

[F] 903.2.10 Group S-2 parking garages. An *automatic sprinkler system* shall be provided throughout all buildings classified as parking garages in accordance with Section 406.6 of the *International Building Code* where any of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds 12,000 square feet (1115 m²).
2. Where the enclosed parking garage is located beneath other groups.

- (35) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.11.1.1 to read as follows:

[F] 903.2.11.1.1 Opening dimensions and access. Openings shall have a minimum dimension of not less than 36 inches (914 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

- (36) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.11.3 to delete Exception to read as follows:

[F] 903.2.11.3 Buildings 55 feet or more in height. An *automatic sprinkler system* shall be installed throughout all buildings that have one or more stories with an *occupant load* of 30 or more located 55 feet (10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor of the highest level to include mezzanine floors.

- (37) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.2.11 to add [F] 903.2.11.7 to read as follows:

[F] 903.2.11.7 Porte-cocheres. All porte-cocheres shall be protected with fire sprinklers.

Exceptions: Porte-cocheres of non-combustible construction and design and where separated from a structure preventing fire and products of combustion from coming in contact with the structure.

- (38) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.3 to read as follows:

[F] 903.3 Installation requirements. *Automatic sprinkler systems* shall be designed and installed in accordance with Section 903.3.1 through 903.3.8 and the following:

Construction documents. Fire sprinkler systems shall be submitted for review and approval prior to system installation or remodeling. Three copies will be submitted unless otherwise stated by the *fire code official*. Deviation from approved plans shall require prior permission of the *fire code official*. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each floor, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with NFPA 13 and to include, but not be limited to, all of the following:

1. Fire sprinkler system plan design worksheet.
2. A site plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.
3. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
4. Unit plans which show the locations and sizes of walls, rooms, doors, concealed spaces, closets, attics, bathrooms, and fire rated walls.
5. Dimensions of aisles, corridors, hallways, and stairways, doorways (door openings), including direction of swing.
6. Full height cross-section, or schematic diagram of the riser detail showing alarm check valve assembly, flow switch(s), water motor gong alarm, check valves assemblies, drain valve assemblies, and all associated piping and sizes.
7. Full height cross-section, or schematic diagram, including structural member information and including ceiling and wall construction and method of protection for nonmetallic piping and penetrations.
8. A mechanical system over lay showing no conflict with fire sprinkler system.
9. Manufactures specifications and ratings on equipment and materials, to include but not limited to sprinkler heads, couplings, valves, mounting brackets, hardware, hangers, alarm valves, water motor gong, switches, sensors, gauges, and similar components.
10. Location and description of all required signs.
11. Location and method of storing *approved* fire sprinkler system plans near system riser(s).
12. Any additional information required by the *fire code official*.
13. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any sprinklers, devices, piping, or fittings.

Inspector's test connection. The inspector test connection shall be in the upper story if multi-leveled, and the connection shall be piped from the end of the most remote branch line. The discharge should be at a point where it can be readily observed. In locations where it is not practical to terminate the test connection outside the building, where *approved* by the *fire code official* the test connection is permitted to terminate into a drain capable of accepting full flow under system pressure. In this event, the test connection should be made using an approved sight test connection containing a smooth bore corrosion-resistant orifice giving a flow equivalent to one sprinkler simulating the least flow from an individual sprinkler in the system. The test valve should be located at an accessible point and preferably not over 7 ft (2.1 m) above the floor. The control valve on the test connection should be located at a point not exposed to freezing. The discharge pipe shall be installed so as to drain by gravity flow. The test connection valve shall be a full open valve, and the end of the discharge pipe shall not be threaded.

Drains. Auxiliary Drains for Wet Pipe Systems, Preaction Systems and Dry Pipe systems.

1. Where the capacity of trapped sections of pipes in wet systems is less than 5 gal (18.9 L), one of the following arrangements shall be provided:
 - 1.1. An auxiliary drain shall consist of a nipple and cap or plug not less than ½ in. (12 mm) in size in an accessible location and piped to an approved location.
 - 1.2. An auxiliary drain shall not be required for trapped sections less than 5 gal (18.9 L) where the system piping can be drained by removing a single pendent sprinkler.
 - 1.3. Where flexible couplings or other easily separated connections are used, the nipple and cap or plug shall be permitted to be omitted.
2. Where the capacity of isolated trapped sections of pipe in wet systems is more than 5 gal (18.9 L) and less than 20 gal (76 L), the auxiliary drain shall consist of a valve ¾ in. (19 mm) or larger in an accessible location and a plug or a nipple and cap and be piped to an approved location.
3. Where the capacity of isolated trapped sections of pipe in wet systems is 20 gal (76 L) or more, the auxiliary drain shall consist of a valve in an accessible location not smaller than 1 in. (25.4 mm), piped to discharge at a suitable location.
4. Where the capacity of isolated trapped sections of Dry Pipe and Preaction System pipe is 1 gallon (3.7 L) or less, the auxiliary drain shall consist of a valve or a nipple and cap or plug not less than ½ in. (12 mm) in size in an accessible location and piped to an approved location.
5. Where the capacity of isolated trapped sections of Dry Pipe and Preaction System pipe is 1 gallon (3.7 L) or more, the auxiliary drain shall consist of two 1 inch full open valves and one 2 inch X 12 inch (50 mm X 305 mm) condensate nipple or equivalent, in an accessible location and piped to discharge at a suitable location.

Valves and risers. Alarm valve assemblies with water motor gong alarms shall be used, and all system risers shall be numbered and labeled indicating the zone locations and inspector test valve location, and all inspector test valves shall be numbered to match the system risers, all valves shall be labeled to include the zone along with what they control, fire department connection check valves shall be installed in the horizontal position and as close to the top of system riser as possible or off of a main line not smaller than the system riser, riser rooms and/or riser areas shall not be used for storage. Dry pipe valves should be piped from above the wet alarm check valve for exterior water flow notification by the water motor gong.

- (39) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 903.3.1.1 to read as follows:

[F] 903.3.1.1 **NFPA 13 sprinkler systems.** Where the provisions of this code require that a building or portion thereof be equipped throughout with an *automatic sprinkler system* in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.

- (40) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 904.2.2 to read as follows:

[F] 904.2.2 **Commercial hood and duct systems.** Each required commercial kitchen exhaust hood and duct system required by Section 606 to have a Type I hood shall be protected with an *approved* automatic fire-extinguishing system installed in accordance with this code.

Construction documents. Kitchen hood suppression systems shall be submitted for review and approval prior to system installation or remodeling. Three copies will be submitted unless otherwise stated by the *fire code official*. Deviation from approved plans shall require prior permission of the *fire code official*. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each room or floor area, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with NFPA Standards and to include, but not be limited to, all of the following:

1. Kitchen hood suppression system plan design worksheet.
2. Identification of the hazards to be protected and including such information as physical dimensions, cooking appliances, energy sources for each appliance, and air-handling equipment.
3. Plan sheet scale is to be 1/8" = 1 foot.
4. A floor plan, which shows and indicates the location of all equipment, appliances, tables, electric shut-off or automatic gas shut-off valve(s), exhaust hoods, mobile cart, pull stations, suppression system control units, suppression agent cylinders, and similar.
5. Method of electric disconnects and/or gas shutout valves. Only manually resettable valves are permitted.
6. Operational sequence (shutdown) of auxiliary equipment, fans, makeup/supply air, and similar.
7. Size, length, and arrangement of connected piping.
8. Description/type of nozzles designed for the appliance being protected, number of nozzles, and location of nozzles to include the and distance to cooking surface.
9. The location and function of detection devices.
10. Cylinder size, capacity, and mounting information.
11. Operating devices.
12. Auxiliary equipment.
13. Electrical circuitry.
14. Power connections and locations.
15. Manual pull station is to be installed in the path of egress.
16. Appliance docking devices information, locations, types, and similar.
17. Manufacturers, model numbers, and listing information for all equipment, devices, controllers, cylinders, and materials.
18. Manufactures specifications and ratings on equipment and materials, to include but not limited to piping, control units, tanks, nozzles, fusible links, couplings, valves, mounting brackets, hardware, hangers, appliance docking ports, and similar components.
19. Location and description of all required signs.
20. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any nozzles, devices, piping, or fittings.
21. List of the specific tests that are required. Two system tests are to be performed one pull station and one fusible link per system.
22. Any additional information required by the *fire code official*.

- (41) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 904.3.2 to read as follows:

[F] 904.3.2 Actuation. Automatic fire-extinguishing systems shall be automatically actuated and provided with a manual means of actuation in accordance with Section 904.13.1. Where more than one hazard could be simultaneously involved in fire due to their proximity, all hazards shall be protected by a single system designed to protect all hazards that could become involved. Where units are designed to use electronic pull stations the electronic pull station shall not resemble fire alarm pull stations.

Exception: Multiple systems shall be permitted to be installed if they are designed to operate simultaneously.

- (42) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 904.4 to read as follows:

[F] 904.4 Inspection and testing. Automatic fire extinguishing systems shall be inspected and tested in accordance with the provisions of this section prior to completion. Upon completion of the installation, the system and all components shall be tested in accordance with manufacturer's installation instructions and code requirements. When required acceptance tests shall be performed as contained in the installation standards and as *approved* by the *fire code official*. The *fire code official* shall be notified before any required acceptance testing. Acceptance testing is performed by an *approved* private 3rd party tester. The *fire code official* may perform inspections to ensure proper operation of *fire protection systems* or allow *approved* 3rd party inspectors to perform inspections of *fire protection systems*.

- (43) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 904.4.1 to read as follows:

[F] 904.4.1 Inspection. Prior to conducting final operational tests, all of the following items shall be inspected and provided:

1. Kitchen hood fixed suppression system contractor's acceptance inspection form.
2. Hazard specification for consistency with design hazard.
3. Type, location and spacing of automatic- and manual-initiating devices. Electronic pull stations shall not resemble fire alarm pull stations.
4. Size, placement and position of nozzles or discharge orifices.
5. Location and identification of audible and visible alarm devices. Visual system armed/tripped indicators are to be clearly visible (not obscured or covered).
6. Identification of devices with proper designations.
7. Operating instructions.
8. End of job documentation.
 - a) Certificate of Installation,
 - b) Letter of Compliant Installation, and
 - c) As-builts (if applicable).

(44) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 904.4.2.1 to read as follows:

[F] 904.4.2.1 Audible and visible signals. The audibility and visibility of notification appliances signaling agent discharge or system operation, is required, and shall be verified. Visual system armed/tripped indicators are to be clearly visible from the floor area in front of the control unit and shall not be obscured or covered.

(45) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 904.13.1 to add Subsections [F] 904.13.1.1 and [F] 904.13.1.2 to read as follows:

[F] 904.13.1.1 Manual system operation device and color. The manual actuation device for an alternative fire-extinguishing system shall be silver or white in color and shall not resemble a fire alarm system actuation device. The color of the manual actuation device for an alternative fire-extinguishing system shall apply to both commercial systems and commercial grade residential fire-extinguishing systems for residential type cooking appliances.

[F] 904.13.1.2 Multiple manual system operation devices. Where there are multiple manual actuation devices for an alternative fire-extinguishing system, each actuation device and the corresponding fire-extinguishing system and hood shall be provided with an identification plate that indicates which system the device operates.

(46) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 904.14 to read as follows:

[F] 904.14 Domestic cooking systems. The cooking hood provided over cooktops and ranges shall installed in accordance with Section 606.2. Domestic Cooktops and ranges installed in the following exception shall be protected in accordance with Section 904.14.1.

Exception: A commercial grade residential vent/hood extinguishing system is permitted to be utilized when only domestic cooking appliances are utilized in the following:

1. Employee Break Rooms.
2. Licensed Care Facilities operating in Group R-3 occupancy.
3. Group E occupancy - classrooms utilized for training in food preparation.
4. Group R-2 college dormitories where domestic cooking facilities are installed in accordance with Section 420.10 of the *International Building Code*.

The domestic cooking hood provided over the cooktop or range shall be equipped with an automatic fire-extinguishing system of a type recognized for the protection of domestic cooking equipment. Pre-engineered automatic extinguishing systems shall be tested in accordance with UL

300A and listed and labeled for the intended application. The system shall be installed in accordance with this code, its listing and manufacturer's instructions.

- (47) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 905.3 to read as follows:

[F] 905.3 Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.8 and where required in the locations indicated in Sections 905.4, 905.5 and 905.6 and where required elsewhere in the code, and Class I standpipe hose connections installed where required by the *fire chief* or *fire code official* interior hose connections shall be provided when distance from fire apparatus to interior portions of the building exceed 150 feet (45 720 mm) and so spaced in the interior of the building for firefighting operations. Interior hose connections shall be spaced for overlapping coverage around obstructions based one a 150-foot (45 720 mm) hose pack with 20-foot (6096 mm) nozzle stream. Standpipe systems shall be manual dry standpipe systems where required by the fire chief or *fire code official* unless required by a specific code Section or NFPA to be an automatic wet standpipe system or combined system. Automatic wet standpipe systems shall be piped in an arrangement so that the hose valves are not supplied from the same sprinkler zone and/or sprinkler system riser supplying water to the sprinkler heads within the hose valve coverage area and is to be labeled accordingly, combined systems should be piped in an arrangement where the standpipe system and hose valves are supplied from their own riser(s) separate from the sprinkler riser(s) and is to be labeled accordingly. Standpipe hose valves shall be equipped with 2 ½ inch by 1 ½ inch reducer caps with chains.

Exception: Standpipe systems are not required in Group R-3 occupancies.

- (48) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 906.1 to read as follows:

[F] 906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group, A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B: C.
2. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B: C.
3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:

- 3.1. Use of vehicle-mounted extinguishers shall be *approved* by the *fire code official*.
 - 3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket *approved* by the extinguisher manufacturer or the *fire code official* for vehicular use.
 - 3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.
 - 3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.
 - 3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.
2. Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment permitted by Section 904.14.
 3. In areas where *flammable* or *combustible liquids* are stored, used or dispensed.
 4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3316.1.
 5. Where required by the sections indicated in Table 906.1.
 6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the *fire code official*.

(49) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.1.2 to read as follows:

[F] 907.1.2 Fire alarm shop drawings. Shop drawings for fire alarm systems shall be submitted for review and *approval* prior to system installation. Three copies will be submitted unless otherwise required by the *fire code official*. Construction documents shall include, but not be limited to, all of the following where applicable to the system being installed:

1. Fire alarm system plan design worksheet.
2. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
3. Locations of alarm-initiating devices.
4. Locations of alarm notification appliances including candela ratings for visible alarm notification appliances.
5. Design minimum audibility level for occupant notification and a full Voice Intelligibility design analysis and report for Emergency Voice/Alarm Communication Systems.
6. Location of transponders, notification power supplies, and Fire Alarm Control Panel and size and capabilities for expansion.
7. Alarm control and trouble signaling equipment.
8. Wiring schematic indicating wiring methods and locations of conduit, junction boxes, and wiring.
9. Colored wiring schematic by zone (or run) for notification appliances.
10. Notification appliances shall be identified with listed output levels.

11. Annunciators.
12. Power connection to include location of electrical panel and breaker identification.
13. Battery calculations.
14. Conductor type and sizes.
15. Voltage drop calculations.
16. Manufacturers' data sheets indicating model numbers and listing information for all equipment, devices, and materials.
17. Details of ceiling height and construction.
18. The interface of fire safety control functions.
19. Dedicated communication lines information for primary and secondary fire alarm control panel communication.
20. Classification of supervising station including complete contact information.
21. Location and method of storing *approved* fire alarm system plans near fire alarm control panel.
22. Any additional information required by the *fire code official*.

(50) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.2 to read as follows:

[F] 907.2 Where required—new buildings and structures. An *approved* fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Buildings with multi-tenant occupancies, office buildings, strip centers, and similar type occupancies shall have one Fire Alarm Control Panel and all suites, occupancies, and/or tenant spaces shall be connected to and all alarms, initiating devices, and similar shall be connected to the single Fire Alarm Control Panel. Multi-tenant complexes have more than one building shall have a Fire Alarm Control Panel for each separate building in the complex and shall act as a standalone system. It shall not be permitted to connect individual Fire Alarm Systems to one main panel in a group of buildings.

Exception: Group E occupancies classrooms and buildings within 50 feet of the primary school building shall be connected to the main fire alarm control panel.

Buildings with *automatic sprinkler systems* shall provide occupant notification devices within the building to alert the occupants to evacuate due to the activation of the *automatic sprinkler system* in response to a possible fire condition.

Not fewer than one manual fire alarm box shall be provided in an *approved* location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed. The required fire alarm box shall be located at the main entry. Tamper resistant covers are required on fire alarm boxes at educational facilities below High School level. Where multi-tenant buildings have the fire alarm control panel located in the Riser Room, IT Room, or other location away from the main entry the one required manual fire alarm box shall not be installed at the fire alarm control panel. Exterior horn/strobes are required to be on

the side of the building facing the main road/entry. The exterior horn/strobe is to be clearly visible by approaching emergency responders (near roof line on single story buildings and near second floor line on multi-story buildings). Remote annunciator is to be provided at a constantly attended location/main entry when the Fire Alarm Control Panel is located away from the main entry. Remote keyed test switches for smoke detectors or magnets for testing devices are not permitted.

Communications integrity monitoring shall comply with the following:

1. Multiple paths of communication are permitted at least once every 24 hours for each path of communication. Multiple paths of communication shall be comprised of one of the following methods:
 - 1.1. Land lines Primary and Secondary (Allowed at alternating 24-hour intervals)
 - 1.2. Land line and Cellular communicator Primary and Secondary
 - 1.3. Cellular communicator Primary and a Cellular communicator Secondary
 - 1.4. Land line or Cellular communicator Primary and IP Data line Secondary
 - 1.5. Land line or Cellular communicator Primary and two-way RF Secondary
2. Single paths of communication are permitted at least once every 60 minutes for the following communicators:
 - 2.1 Cellular communicators to include Dual Path.

Exception: Except where communication is required more frequently by this *code* or NFPA 72.

IP Data lines are not approved for use as the primary or singular communication line for Fire Alarm Control Panel's.

Where in duct smoke detectors are installed more than 10 feet above the finished floor or in arrangements where the detector's alarm or supervisory indicator is not visible to responding personnel, the detectors shall be provided with remote supervisory indication in a location acceptable to the *fire code official*. Activation of duct smoke detectors shall activate a general alarm condition.

Activation of the building fire alarm system by a manual pull station, waterflow switch, smoke detector, or any general alarm signal shall shutdown air handler units and ventilation systems to include extra-large ceiling fans.

The manual fire alarm box for Group R-2 occupancies is required by the *fire code official* to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. The manual fire alarm box location shall be approved by the *fire code official* and may or may not be located in an area that is accessible to the public.

Exception: The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory services.

- (51) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.2.2.1 to read as follows:

[F] 907.2.2.1 Ambulatory care facilities. Buildings or *fire areas* containing ambulatory care facilities shall be provided with a manual fire alarm system with an electronically supervised automatic smoke detection system installed within the ambulatory care facility and in public use

areas outside of tenant spaces, including public *corridors* and elevator lobbies where either of the following conditions exist at any time:

1. One or more rooms, chairs, beds, or spaces are provided for care recipients that are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the *level of exit discharge* serving the facility.

Care recipients are considered incapable of self-preservation where any of the following conditions exists to include, but not limited to:

1. Patients or care recipients requiring assistance or rescue by staff, other occupants or fire personnel to evacuate the building.
2. Medical staff must stabilize the patient prior to evacuation whereby staff would need to evacuate as well.
3. The use of medical gases including but not limited to oxidizing medical gases, such as oxygen and nitrous oxide.
4. The possibility of surgical fires.

The determination of whether or not a person is rendered incapable of self-preservation by the service provided need not be limited to persons who have been rendered unconscious for the procedure. It is reasonable to determine that a person has been rendered incapable of self-preservation if the person is conscious, yet unable to determine the direction of or traverse the *means of egress* without supervision or direction from staff or other persons, to include persons with or experiencing an altered state of consciousness.

Exception: Buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 provided that the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

(52) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.2.3 to correct a contradiction in the exceptions to read as follows:

[F] 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 occupancies. Where *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an *occupant load* of 50 or less.
2. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that activation of the

manual fire alarm system initiates an *approved* occupant notification signal in accordance with Section 907.5.

3. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:
 - 3.1. Interior *corridors* are protected by smoke detectors.
 - 3.2. Auditoriums, cafeterias, gymnasiums and similar areas are protected by *heat detectors* or other *approved* detection devices.
 - 3.3. Shops and laboratories involving dusts or vapors are protected by *heat detectors* or other *approved* detection devices.
 - 3.4. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1.
 - 3.5. The emergency voice/alarm communication system will activate on sprinkler water flow.
 - 3.6. Manual activation is provided from a normally occupied location.

(53) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.2.4 to read as follows:

[F] 907.2.4 Group F. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where one of the following conditions exist:

1. The Group F occupancy is two or more stories in height.
2. The Group F occupancy *occupant load* of all floors is 100 or more persons.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

(54) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.2.7 to read as follows:

[F] 907.2.7 Group M. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exist:

1. The combined Group M *occupant load* of all floors is 100 or more persons.
2. The Group M *occupant load* is more than 50 persons above or below the lowest *level of exit discharge*.

Exceptions: Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.

(55) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.2.10 to read as follows:

[F] 907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S occupancies where one of the following conditions exist:

1. The combined Group S *occupant load* of all floors is 100 or more persons.
2. The Group S occupant load is more than 50 persons above or below the lowest *level of exit discharge*.
3. Group S occupancy storage buildings, storage units and buildings used for the storage of household goods, upholstered furniture, mattresses, and public- and self-storage occupancies for interior *corridors* and interior common areas. Visible notification appliances are not required within storage units.

Exception: Manual fire alarm boxes are not required for 1. or 2. where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

(56) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [M] 907.2.13.1.2 to read as follows:

[M] 907.2.13.1.2 Duct smoke detection. Duct smoke detectors complying with Section 907.3.1 shall be located in accordance with NFPA 90A: Standard for the Installation of Air-Conditioning and Ventilating Systems and as follows:

1. In the main supply air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.90 m³/s) or a combination of units drawing and/or supplying air to an area in excess of 2,000 cubic feet per minute (cfm) (0.90 m³/s). Such detectors shall be located in a serviceable area downstream of air filter(s), motors, electrical circuit boards, and/or controllers, and ahead of any branch connections in air supply systems.
2. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system. In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cfm (2.4 m³/s) and serving not more than 10 air-inlet openings.

(57) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.2 to add [F] 907.2.24 through [F] 907.2.24.3 to read as follows:

[F] 907.2.24 Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.24.1 through 907.2.24.3.

[F] 907.2.24.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

1. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
 - 1.1. The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 1.2. The notification appliances will activate upon sprinkler water flow.
 - 1.3. Not fewer than one manual fire alarm box is installed at an *approved* location.
2. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

[F] 907.2.24.2 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in *corridors*, waiting areas open to *corridors*, and *habitable spaces* other than *sleeping units* and kitchens.

Exception:

1. Smoke detection in *habitable spaces* is not required where the facility is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
2. An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units* and where each *sleeping unit* has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an *exit*.

[F] 907.2.24.3 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

(58) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending **[F] 907.3.1** to read as follows:

[F] 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be *listed* for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be installed on the supply side of the unit downstream of air filter(s), motors, electrical circuit boards, and/or controllers, and ahead of any branch connections in air supply systems. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2 or when a fire alarm system is present in the building to include multi-tenant buildings. Activation of a duct smoke detector shall initiate a general alarm condition. In facilities that are required to be monitored by a supervising station, duct detectors shall report as a fire alarm. They shall not be used as a substitute for required open area detection.

Exceptions:

1. The supervisory signal at a *constantly attended location* is not required where duct smoke detectors activate the building's fire alarm notification appliances.
2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an *approved* location. Smoke detector trouble conditions shall activate a visible and audible signal in an *approved* location and shall be identified as air duct detector trouble.

(59) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.5 to read as follows:

[F] 907.5 Occupant notification. Occupant notification by fire alarms shall be in accordance with Sections 907.5.1 through 907.5.2.3.3. Occupant notification by smoke alarms in Group R-1 and R-2 occupancies shall comply with Section 907.5.2.1.3.2. Where an *automatic sprinkler system* is installed upon activation of the waterflow device the fire alarm control unit shall initiate occupant notification to alert building occupants.

(60) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.5.1 to read as follows:

[F] 907.5.1 Alarm activation and annunciation. Upon activation, fire alarm systems shall initiate occupant notification to alert building occupants, and shall annunciate at the fire alarm control unit, it shall be activated by:

1. Automatic fire detectors.
2. Automatic fire sprinkler system waterflow devices.
3. Manual fire alarm boxes.
4. Automatic fire extinguishing systems.

Exception: Where notification systems are allowed elsewhere in Section 907 to annunciate at a constantly attended location.

(61) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.5.2 to read as follows:

[F] 907.5.2 Alarm notification appliances. Alarm notification appliances shall be provided and shall be *listed* for their purpose. An exterior audio/visual device shall be installed on the responder's approach side of the building and be visible from the roadway or entry. The location of the exterior audio/visual device shall be *approved* by the *fire code official*.

(62) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.5.2.1 to read as follows:

[F] 907.5.2.1 Audible and visual alarms. Audible alarm notification appliances shall be provided and emit a distinctive sound that is not to be used for any purpose other than that of a fire alarm,

and visual alarm notification appliances shall be provided and emit a distinctive light that is not to be used for any purpose other than that of a fire alarm in accordance with Section 901.4.6.

Exceptions:

1. Audible alarm notification appliances are not required in critical care areas of Group I-2, Condition 2 occupancies that are in compliance with Section 907.2.6, Exception 2
2. A visible alarm notification appliance installed in a nurses' control station or other continuously attended staff location in a Group I-2, Condition 2 suite shall be an acceptable alternative to the installation of audible alarm notification appliances throughout a suite or unit in Group I-2, Condition 2 occupancies that are in compliance with Section 907.2.6, Exception 2.
3. Where provided, audible notification appliances located in each enclosed occupant evacuation elevator lobby in accordance with Section 3008.9.1 of the *International Building Code* shall be connected to a separate notification zone for manual paging only.

(63) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.5.2.3.1 to read as follows:

[F] 907.5.2.3.1 Public use areas and common use areas and occupiable areas. Visible alarm notification appliances shall be provided in *public use areas*, *common use areas*, and occupiable areas to include rooms and areas used for mechanical equipment, storage, electrical, information technologies, mezzanines, and similar.

Exception: Where employee work areas have audible alarm coverage, the notification appliance circuits serving the employee work areas shall be initially designed with not less than 20-percent spare capacity to account for the potential of adding visible notification appliances in the future to accommodate hearing-impaired employee(s).

(64) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.5.2.3.2 to read as follows:

[F] 907.5.2.3.2 Groups I-1, R-1, and R-2. *Habitable spaces in dwelling units and sleeping units* in Group I-1, R-1, and R-2 occupancies in accordance with Table 907.5.2.3.2 shall be provided with visible alarm notification appliances. Visible alarm notification appliances shall be activated by both the in-room smoke alarm and the building fire alarm system.

(65) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.6.3 to delete Exception to read as follows:

[F] 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. General device addresses identifying or labeled as “zone” is not permitted.

Exceptions:

1. Fire alarm systems that only include one manual alarm box, waterflow initiating devices.
2. Special initiating devices that do not support individual device identification.
3. Fire alarm systems or devices that are replacing existing equipment and that are not capable of addressable programming.

(66) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 907.7 to read as follows:

[F] 907.7 Installation testing, acceptance tests and completion. Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72. When required acceptance tests shall be performed as contained in the installation standards and as *approved* by the *fire code official*. The *fire code official* shall be notified before any required acceptance testing. Acceptance testing is performed by an *approved 3rd* party tester. The *fire code official* may perform inspections to ensure proper operation of *fire alarm systems* or allow *approved 3rd* party inspectors to perform inspections of *fire alarm systems*. After initial installation and/or alteration the following original copies of end of job documentation shall be provided to the *Fire Marshal*:

1. Certificate of Installation – Record of Completion,
2. Cibolo’s Emergency Communication Systems Record of Inspection and Testing,
3. Letter of Compliant Installation, and
4. As-builts (if applicable).

(67) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 912.1 to read as follows:

[F] 912.1 Installation. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.1 through 912.7.

Construction documents. Fire Line systems shall be submitted for review and permitting prior to system installation or modifying. Three copies will be submitted unless otherwise stated by the *fire code official*. Deviation from approved plans shall require prior permission of the *fire code official*. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with International Fire Code 2015 Edition with amendments, NFPA 13, NFPA 14, NFPA 24, and other national standards or regulations to include, but not be limited to, all of the following:

1. Fire line system plan design worksheet.
2. A plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.

3. Compass point and the equipment symbol legend. (Note: Use of *NFPA 170* symbols is recommended)
4. Fire Line Plans are stamped and signed as required. (Designer and installer registered with Texas State Fire Marshal's Office)
5. Manufactures specifications and ratings on equipment and materials, to include but not limited to backflow prevention devices, couplings, valves, hardware, gauges, and similar components.
6. Location and description of all required signs. Each valve shall have identification signs indicating its function and what it controls, signage requirement and locations are noted on the plans, NFPA 6.6.
7. The fire line plan shows pipe size and placement to the hydrants and the building from the point of connection at the city main or water supply source.
8. Table identifying piping sizes, lengths, fittings, and similar.
9. Scale of plan sheets is to be 1/8 inch or similar as approved by the *fire code official*.
10. Method(s) of a restrained joint system is specified. If used, a thrust blocks size matrix with details or calculations is provided. Pipe system, thrust blocks, and fitting locations are detailed, NFPA 10.8.2. If used, the rod size and number of rods is specified, apply NFPA Section 10.8.3 and Table 10.8.3.1.2.2. If used, the size of restraint straps for tees is specified, apply Table 10.8.3.2.3. If used, clamp and rod detail is specified (1 pair of rods for each clamp) and the clamp size is specified, NFPA 10.8.3.1, A10.8.2.
11. Reduced Pressure Principal Backflow Prevention Device located on plans if installed outside of the building.
12. Valves in pits, used in lieu of Post Indicating Valves, are detailed to show conformance with NFPA Section 6.4, e.g. large enough for equipment placement, maintenance, inspection, and testing, and constructed to protect equipment from damage and accumulation of water.
13. The pipe is listed for fire protection service and complies with NFPA Table 10.1.1, is designed to withstand the system pressure needed based on the use of that portion of the system, and a listing data sheet is provided, NFPA 10.1.1, 10.1.5. Fire lines supplying system risers, and hydrants shall be minimum Class DR-18 and fire lines for fire department connections and standpipes systems shall be minimum Class DR-14.
14. The type and class of pipe material is specified, NFPA 10.1.4.
15. The method of joining pipe sections is specified and in compliance with Section 10.3 and the fittings are pressure compatible with the pipe, NFPA 10.2.5.
16. The depth of pipe for areas where frost is not a concern is detailed with the minimum depth being at 2.5 feet, or 3 feet when the pipe is located under vehicle traffic areas.
17. Backfill material for tamping around the pipe is specified, NFPA 10.9.
18. The flushing and hydrostatic test requirements are on the plans as specified in NFPA 10.10.2.
19. Hydraulic calculations of the fire line are provided on the plans.
20. Any additional information required by the *fire code official*.
21. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including equipment description, product literature (including cut sheets), specifications, applications, and limitations for any devices, piping, or fittings.

Fire department connection. Fire department connection and piping design shall meet the following to include, but not limited to the following:

1. Freestanding fire department connection piping and fire line piping shall not to be smaller than system riser piping.
2. Fire department connection piping is to run from the fire department connection to the riser room and connect directly to the fire sprinkler system riser above the alarm check valve. Fire department connection check valves are to be as high as possible and as close to the riser as possible or connect to a main line not smaller than the system riser.
3. No shutoff valves shall be permitted in the piping from the fire department connection head to the point that the fire department connection piping connects to the system piping supplying the sprinkler heads.
4. Automatic ball drip valve is to be located in lowest point of fire department connection piping, fire department connection piping is to slope back to freestanding fire department connection. Vertical and underground fire department connection line piping is to be dry until charged by the fire department.
5. The number of ports on a fire department connection head shall be determined by the sprinkler system demand with hose allowances calculated at 250 gpm per 2 ½ inch port.
Example: Area/zone greatest system demand 995 gpm + interior hose demand 500 gpm = 1,495 gpm divided by 250 gpm = 5.98 requires a fire department connection head with six 2 ½ inch ports.

6. Freestanding fire department connection piping and fire line pipe system sizing recommendations unless otherwise *approved* by the *fire code official*.
 Clappered Siamese FDC head for up to 500 gpm, minimum 4-inch piping.

Clappered Triamese FDC head for up to 750 gpm, 4- or 6-inch piping as design calculated.

Clappered 4- or 6-way FDC head for flows greater than 750 gpm as hydraulically calculated, minimum 6- or 8-inch piping as design calculated.

Clappered 8-way FDC head for flows greater than 1,500 gpm as hydraulically calculated, minimum 8 inch or larger piping as design calculated.

(68) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 912.2 to read as follows:

[F] 912.2 Locations. With respect to fire hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. Distance from a fire hydrant to fire department connection shall be within 100 feet (30 480 mm). No fire department connection shall be located on an exterior wall; fire department connections shall not be placed closer than the height of the exterior wall, unless *approved* by the *fire code official*. The fire department connection shall be located not less than 29 inches and not more than 39 inches above finish grade. The location of fire department connections shall be *approved* by the fire chief.

(69) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 912.4 to read as follows:

[F] 912.4 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object.

Access to fire department connections shall be *approved* by the fire chief. The fire chief shall have the authority to require an increase in the minimum access widths where they are inadequate for fire operations.

Exception: Fences, where provided with a minimum 48 inch (1220 mm) access gate equipped with a sign complying with the legend requirement of Section 912.5 with letters not less than 2 inches (51 mm) high and a means of emergency operation shall be *approved* by the fire chief and maintained operational at all times.

(70) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 912.4.1 to read as follows:

[F] 912.4.1 Locking fire department connection caps. On new and existing buildings, the *fire code official* is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. The *fire code official* will require all fire department connections to be equipped with locking caps with swivel guards. The type and brand shall be of one the fire department currently has a master key for.

(71) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 912.4.3 to read as follows:

[F] 912.4.3 Physical protection. Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312. Fire department connections shall be no closer than 1 foot (304.8 mm), and no farther than of 15 feet (4572 mm), from the back of the curb of a fire apparatus access road. Fire department connections closer than 2 feet (610 mm) from the back of the curb or where no curbs are present shall be provided with vehicle impact protection in accordance with Section 312.

(72) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 912.5 to read as follows:

[F] 912.5 Signs. A metal identification plate with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such metal identification plates shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable.

The fire department connection shall be identified by a metal sign installed on a pole behind and extending above the fire department connection where identifying a freestanding fire department connection or by a metal sign above the fire department connection where identifying a wall mounted fire department connection. The wording on the sign shall be sized to be visible and readable from the street or fire apparatus access road the sign faces and at a minimum with the

letters “FDC” not less than six (6) inches high and mounted no lower than seven (7) feet from grade to the bottom edge of the sign.

Where the fire department connection does not serve the entire building, or where more than one fire department connection is provided, or where a fire department connection supplies more than the sprinkler system riser, a sign shall be provided indicating the portions of the building served, the zones or areas served, and any hose connections present.

(73) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [P] 912.6 to read as follows:

[P] 912.6 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems and fire pumps shall be protected against backflow as required by the *International Plumbing Code* and as follows:

Connections to the potable water distribution system for Fire Sprinkler Systems, Standpipe Systems, and Fire Pumps. Potable water distribution systems supplying standpipes, automatic sprinkler systems, and fire pumps shall be protected from backpressure and back siphonage by one of the following testable devices:

1. Double check valve backflow prevention assembly (DC)
2. Double check detector fire protection backflow prevention assembly
3. Reduced pressure principal backflow prevention assembly (RP)
4. Reduced pressure detector fire protection backflow prevention assembly

Fire Department Connections. Where fire protection systems are supplied from a nonpotable water source that is capable of being used by the fire department as a secondary water supply, such as a fire department connection the potable water supply shall be protected by one of the following:

1. Reduced pressure principal backflow prevention assembly (RP)
2. Reduced pressure detector fire protection backflow prevention assembly

Nonpotable water sources include fire department vehicles carrying water of questionable quality or water that is treated with antifreeze, corrosion inhibitors, or extinguishing agents. Fire apparatus carry tanks full of contaminated nonpotable water and it can be pumped into the sprinkler system through the FDC’s at greater pressures (as much as 3 times) than the municipal water system. This is why reduced pressure principal backflow prevention assembly are required.

Hydraulic Design. Where a backflow device is installed to protect the potable water supply from a fire protection system, the hydraulic design of the system shall account for the pressure drop through the backflow device. Where such devices are retrofitted for an existing fire protection system, the hydraulics of the sprinkler system design shall be checked to verify that there will be sufficient water pressure available for satisfactory operation of the fire sprinklers.

(74) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 912.7 to read as follows:

[F] 912.7 Installation testing and maintenance. Fire department connections shall be periodically inspected tested and maintained in accordance with NFPA 25. Records of inspection, testing and maintenance shall be maintained. Upon completion of the installation, all components shall be tested in accordance with NFPA requirements. When required acceptance tests shall be performed as contained in the installation standards and as *approved* by the *fire code official*. The *fire code official* shall be notified before any required acceptance testing. Acceptance testing is performed by an *approved* 3rd party tester. The *fire code official* may perform inspections to ensure proper installation and operation of fire department connecting and underground fire lines or allow *approved* 3rd party inspectors to perform inspections of fire department connecting and underground fire lines. After initial installation and/or alteration the following original copies of end of job documentation shall be provided to the *Fire Marshal*:

1. Contractor's Material and Test Certificate for Underground Piping (State's form and Cibolo's form),
2. Letter of Compliant Installation,
3. Backflow Test Report (where applicable), and
4. As-builts (if applicable).

(75) CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS is hereby amended by amending [F] 913.1 to read as follows:

[F] 913.1 General. Where provided, fire pumps shall be installed in accordance with this section and NFPA 20. The sizing of fire pumps shall include all factors including but not limited to, fire pumps supplying interior fire sprinkler systems only to include hose allowance, fire pumps supplying more than interior fire sprinkler systems where any of the following could be supplied by the fire pump, interior fire sprinkler systems to include hose allowances (inside and outside), on-site fire hydrants, fire apparatus connecting to on-site fire hydrants, additional fire protection systems, and any additional fire-flow gpm as specified by the *fire code official* or fire chief. The total demand from all factors shall be added to determine the needed size of the fire pump.

(76) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending 1003 to add 1003.8 and read as follows:

1003.8 Special Provisions. Rooms in E occupancies used for kindergarten or daycare, having any children five years of age or less, classified as an E occupancy shall not be located above or below the first story.

Exceptions:

1. Basements or stories having floor levels located within four feet, measured vertically, from adjacent ground level at the *level of exit discharge*, provided the basement or story has exterior *exit doors* at that level.

2. In buildings equipped with an automatic sprinkler system throughout, rooms used for kindergarten or for daycare purposes may be located on the second story, provided there are at least two exterior *exit access stairways* or *ramps* for the exclusive use of such occupancies.

(77) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1008.3.2** to read as follows:

1008.3.2 Buildings. In the event of power supply failure, in buildings that require two or more *exits* or *access to exits*, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior *exit access stairways* and *ramps*.
2. *Interior* and *exterior exit stairways* and *ramps*.
3. *Exit passageways*.
4. Vestibules and areas on the *level of discharge* used for *exit discharge* in accordance with Section 1028.2.
5. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the *exit discharge*.
6. Group E occupancies shall have emergency egress lighting in interior *exit access* and *exit stairways* and *ramps*, *corridors*, windowless areas with student occupancy, classrooms, shops, and laboratories. All classrooms with windows shall have emergency egress lighting installed, at minimum, inside at the egress doors to the space.

(78) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1009.1** to read as follows:

1009.1 Accessible means of egress required. All new buildings or portions of buildings must comply with the accessibility standards adopted by the State of Texas. *Accessible means of egress* shall comply with this section. Accessible spaces shall be provided with not less than one *accessible means of egress*. Where more than one *means of egress* is required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two *accessible means of egress*.

Exceptions:

1. One *accessible means of egress* is required from an accessible *mezzanine* level in accordance with Section 1009.3, 1009.4 or 1009.5.
2. In assembly areas with ramped *aisles* or stepped *aisles*, one *accessible means of egress* is permitted where the common path of travel is accessible and meets the requirements in Section 1030.8.

(79) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1010.1.2** to read as follows:

1010.1.2 Egress door types. Egress doors shall be of the side-hinged swinging door, pivoted door or balanced door types.

Exceptions:

1. Private garages other than attached residential garages, and storage areas with an *occupant load* of 5 or less.
2. Group I-3 occupancies used as a place of detention.
3. Critical or intensive care patient rooms within suites of health care facilities.
4. In other than Group H occupancies, revolving doors complying with Section 1010.3.1.
5. In other than Group H occupancies, special purpose horizontal sliding, accordion or folding door assemblies complying with Section 1010.3.3.
6. Power-operated doors in accordance with Section 1010.3.2.
7. Doors serving a bathroom within an individual *sleeping unit* in Group R-1.
8. In other than Group H occupancies, manually operated horizontal sliding doors are permitted in a *means of egress* from spaces with an *occupant load* of 10 or less.

(80) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1011.12** to read as follows:

1011.12 Stairway to roof. In buildings four or more stories above *grade plane*, one *stairway* shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope). In buildings of any height where roof access is provided access shall be in accordance with Section 1011.12.2.

Exception: Other than where required by Section 1011.12.1, in buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an *alternating tread device*, a ship's ladder or a permanent ladder.

(81) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1011.12.2** to read as follows:

1011.12.2 Roof access. Where a stairway is provided to a roof of any story, access to the roof shall be provided through a penthouse complying with Section 1510.2 of the *International Building Code*.

Exception: In buildings of any story without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m²) in area and having a minimum dimension of 32 inches (813 mm).

(82) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1013.3** to read as follows:

1013.3 Illumination. Exit signs shall be internally or externally illuminated. Where rooms are equipped with automatic light switches or lighting is remotely controlled *photoluminescent* exit signs are not permitted for use.

Exception: Tactile signs required by Section 1013.4 need not be provided with illumination.

(83) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1013.5** to read as follows:

1013.5 Internally illuminated exist signs. Electrically powered, *self-luminous* and *photoluminescent* exit signs shall be *listed* and labeled in accordance with UL 924 and shall be installed in accordance with manufacturer's instructions and Section 604. Exit signs shall be illuminated at all times. Where rooms are equipped with automatic light switches or lighting is remotely controlled *photoluminescent* exit signs are not permitted for use.

(84) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1025.5** to read as follows:

1025.5 Illumination. When *approved* for installation by the *fire code official* and where *photoluminescent* exit path markings are installed, they shall be provided with not less than 1 footcandle (11 lux) of illumination for not less than 60 minutes prior to periods when the building is occupied and continuously during the building occupancy. Where rooms are equipped with automatic light switches or lighting is remotely controlled *photoluminescent* exit path markings are not permitted for use.

(85) CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES is hereby amended by amending section [A] **1502.4 Gutters** to the following underlined language, to read as follows:

[A] 1502.4 Gutters. Gutters and leaders placed on the outside of buildings, other than Group R-3, *private garages* and buildings of Type V construction, shall be of noncombustible material or not less than Schedule 40 plastic pipe. Any Group R or Group U occupancy with roof edges less than three (3) feet (914 mm) to any property line shall be provided with gutters and downspouts to direct roof water away from adjacent property.

(86) CHAPTER 16 STRUCTURE DESIGN is hereby amended at [A] **1612.3** to read as follows:

[A] 1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the City Council shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Cibolo," as adopted and as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

(87) RESERVED.

(88) CHAPTER 18 SOILS AND FOUNDATIONS is hereby amended at [A] **1808.1** to read as follows:

[A] 1808.1 General. Foundations shall be designed and constructed in accordance with Section 1808.2 through 1808.9 and Table 1604.3 ("Deflection Limits"). Shallow foundations shall also satisfy the requirements of Section 1809. Deep foundations shall also satisfy the requirements of Section 1810.

(89) CHAPTER 18 SOILS AND FOUNDATIONS is hereby amended at [A] **1808.6.2** to read as follows:

[A] 1808.6.2 Slab-on-ground foundations. Moments, shears, and deflections for use in designing slab-on-ground, mat or raft foundations on expansive soils shall be determined in accordance with WRI/CRSI Design of Slab-on-Ground Foundations or PTI Design of Post-Tensioned Slabs-on-Ground, Third Edition along with the PTI Standard Requirements for Analysis of Shallow Concrete Foundations on Expansive Soils. Using the moments, shears and deflections determined above, non-pre-stressed slabs-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with WRI/CRSI Design of Slab-on-Ground Foundations and post tension slab-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with PTI Design of Post-Tensioned Slabs-on-Ground, Third Edition along with the PTI Standard Requirements for Analysis of Shallow Concrete Foundations on Expansive soils. It shall be permitted to analyze and design such slabs by other methods that account for soil-structures interaction, the deformed shape of soil support, the plate or stiffened plate action of the slab as well as both center lift and edge lift conditions. Such alternative methods shall be rational and the basis for all aspects and parameters of the method shall be available for peer review.

(90) CHAPTER 18 SOILS AND FOUNDATIONS is hereby amended by at [A] **1809.4** to read as follows:

[A] 1809.4 Depth and width of footings. The minimum depth of exterior footings below the undisturbed ground surface shall be 36 inches. The minimum width of footings shall be 12 inches. All foundations shall be designed by a Professional Engineer registered in the State of Texas. All drawings and documentation must be signed and sealed by said Professional Engineer. The above information and a geotechnical report shall be required for each lot. All requirements below shall be met:

1. Design letter referencing soils report number, date of report, and soils Engineer name; specific location including lot, block, and subdivision; specific design criteria including soil bearing capacity, plasticity index, and potential vertical rise. The Engineer shall also provide documentation of a concrete mix design with performance criteria based on soils and seasonal conditions.
2. Signed and sealed drawings clearly indicating strand and reinforcement placement, pier size, depth, location, and reinforcing beam size and location, and

special details. Design calculations must be included in the permanent permit file for each project.

3. Documentation clarifying the Design Engineer performed a pre-pour inspection. This inspection shall take place prior to requesting a foundation inspection from the Building Official. The Engineer shall provide to the Building Official a Letter of Final Acceptance stating that the foundation has been placed in compliance with the design prior to the issuance of a Certificate of Occupancy.

4. Rough grading of lot after form removal to maintain drainage away from the foundation during the construction process.

5. The post tensioning cannot take place until the seventh (7th) day after the concrete has been poured and no framing can start until at least one day after the post tensioning has taken place, unless otherwise directed by the Engineer, based upon accepted engineering practices including testing of sample cylinders to support the Engineer's recommendation.

6. For conventional steel foundations, no framing shall start until the seventh (7th) day after the concrete has been poured unless otherwise directed by the Engineer, based upon accepted engineering practices and including testing of sample cylinders to support the Engineer's recommendation.

7. Prior to receiving a Certificate of Occupancy, a final survey indicating final grade elevations and verifying positive drainage away from the foundation.

(91) CHAPTER 31 SPECIAL CONSTRUCTION is hereby amended at [A] 3107.1 to read as follows:

[A] 3107.1 General. Signs shall be designed, constructed and maintained in accordance with this code and ordinances adopted by the City of Cibolo regulating signs. Where conflicts arise between the Building Code and the Code of Ordinances, the city ordinance shall govern.

(92) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended at [A] 3308.1.1 to read as follows:

[A] 3308.1.1 Obstructions. Construction materials and equipment shall not be placed or stored so as to obstruct any street, alley, public right-of-way, access to fire hydrants, standpipes, fire or police alarm boxes, catch basins, or manholes, nor shall such material or equipment be located within 20 feet of a street intersection, or placed so as to obstruct normal observations of traffic signals, obstruct the view of traffic or hinder the use of public transit loading platforms.

(93) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended by amending [F] 3311.1 to read as follows:

[F] 3311.1 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 25 feet (7620 mm) in height above the lowest level of fire

department vehicle access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairways. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

- (94) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended by amending [F] 3312 to add [F] 3312.3 to read as follows:

[F] 3312.3 Furniture, fixtures, and equipment. In buildings where an *automatic sprinkler system* is required, furniture, fixtures, and equipment shall not be stored in the building or areas of the building until the system is in service and approved by the *fire code official* and monitoring of system is active. In building where the system is installed in segments furniture, fixtures, and equipment shall only be permitted in areas where the system is in service and monitored.

Exception: As approved by the *fire code official*.

- (95) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended by amending [F] 3313.2 to read as follows:

[F] 3313.2 Combustible building materials. When combustible building materials of the building under construction are delivered to a site, a minimum fire flow of 1,500 gallons per minute (5678 L/m) shall be provided. The fire hydrant used to provide this fire-flow supply shall be within 400 feet (122 m) of the combustible building materials, as measured along an *approved* fire apparatus access lane. Where the site configuration is such that one fire hydrant cannot be located within 400 feet (122 m) of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with this section.

- (96) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended by amending [F] 3313.3 to read as follows:

[F] 3313.3 Vertical construction of Types II, III, IV and V construction. Prior to commencement of vertical construction of Type II, III, IV or V buildings that utilize any combustible building materials, the fire flow required by Sections 3313.3.1 through 3313.3.3 shall be provided, accompanied by fire hydrants in sufficient quantity to deliver the required fire flow and proper coverage, and accessible from *approved* fire apparatus access roads.

(97) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended by amending [F] 3313.3.1 to read as follows:

[F] 3313.3.1 **Fire separation up to 30 feet.** Where a building of Type II, III, IV or V construction has a *fire separation distance* of less than 30 feet (9144 mm) from property lot lines, and an adjacent property has an existing structure or otherwise can be built on, the water supply shall provide either a minimum of 1,500 gallons per minute (5678 L/m) or the entire fire flow required for the building when constructed, whichever is greater.

(98) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended by amending [F] 3313.3.2 to read as follows:

[F] 3313.3.2 **Fire separation of 30 feet up to 60 feet.** Where a building of Type II, III, IV or V construction has a fire separation distance of 30 feet (9144 mm) up to 60 feet (18 288 mm) from property lot lines, and an adjacent property has an existing structure or otherwise can be built on, the water supply shall provide a minimum of 1,500 gallons per minute (5678 L/m) or 50 percent of the fire flow required for the building when constructed, whichever is greater.

(99) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended by amending [F] 3313.3.3 to read as follows:

[F] 3313.3.3 **Fire separation of 60 feet or greater.** Where a building of Type II, III, IV or V construction has a fire separation of 60 feet (18 288 mm) or greater from a property *lot line*, a water supply of 1,500 gallons per minute (5678 L/m) shall be provided.

(100) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended by amending [F] 3313.4 to read as follows:

[F] 3313.4 **Vertical construction, Type I construction.** If combustible building materials are delivered to the construction site, water supply in accordance with Section 3313.2 shall be provided. Additional water supply for fire flow is not required prior to commencing vertical construction of Type I buildings, unless combustible materials are present within the walls of the building.

(101) APPENDIX G FLOOD RESISTANT CONSTRUCTION is hereby amended at [G] 103.2 to read as follows:

[G] 103.2 **Establishment of flood hazard areas.** The designation of flood hazard areas are established as described in section 1612.3 of the Building Code, and as adopted by City Council.

(102) APPENDIX H SIGNS is hereby amended at [H] 101.1 to read as follows:

[H] 101.1 **General.** A sign shall not be erected in a manner that would confuse or obstruct the view of or interfere with exit signs required by Chapter 10 or with official traffic signs, signals, or devices or be in conflict with Ordinances adopted by the City of Cibolo regulating signs. Signs and sign support structures, together with their supports, braces, guys and anchors, shall be kept in repair and in a proper state of maintenance. The display

surfaces of signs shall be kept neatly painted or posted at all times. Where conflicts arise between the Building Code and the Code of Ordinances the city ordinance shall govern.

(c) All references to the ICC Electrical Code are deleted and shall reference the current adopted version of the National Electric Code, 2023 Edition. All references to the Standards of the National Fire Protection Association shall refer to the most recent additions on file in the office of the Fire Marshal.

Sec. 14-3. - NFPA 70 National Electrical Code.

(a) The NFPA 70 National Electrical Code, 2023 Edition, including Annexes A, B, C, E, F, G, and sections 80.1 through 80.13 of Annex H, as amended by subsection **14-3(b), (c)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) The following sections or subsections of the National Electrical Code are hereby revised to read as follows:

(1) ARTICLE 90 INTRODUCTION is hereby amended at **90.1.1** to read as follows:

90.1.1 Title. These regulations shall be known as the Electrical Code of the City of Cibolo, herein after referred to as "the Code."

(2) ARTICLE 100 DEFINITIONS is hereby amended to add the definition of Engineering Supervision to read as follows:

"Engineering Supervision" shall mean supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations.

(3) ARTICLE 210 BRANCH CIRCUITS NOT OVER 1000 VOLTS AC, 1500 VOLTS DC, NOMINAL, is hereby amended by deleting the Exception in **210.11(C)(4)**.

(4) ARTICLE 210 BRANCH CIRCUITS NOT OVER 1000 VOLTS AC, 1500 VOLTS DC, NOMINAL is hereby amended at **210.19(A)** to read as follows:

210.19(A) General. Branch-circuit conductors shall have an ampacity not less than the maximum load to be served. No branch circuit shall have wire smaller than #12 AWO copper. Conductors shall be sized to carry not less than the larger of 210.19(A)(1)(a) or (b).

(5) ARTICLE 210 BRANCH CIRCUITS NOT OVER 1000 VOLTS AC, 1500 VOLTS DC, NOMINAL is hereby amended at **210.22** to read as follows:

210.22 Permissible Loads, Individual Branch Circuits, Outlet maximums. An individual branch circuit shall be permitted to supply any load for which it is rated, but in no case shall the load exceed the branch-circuit ampere rating. Outlet maximums are not to exceed 12 outlets per circuit serving general lighting circuits; not to exceed six (6) outlets serving each GFCI circuit; and not to exceed four (4) outlets serving the small appliance branch circuit for counter tops.

(6) ARTICLE 210 BRANCH CIRCUITS NOT OVER 1000 VOLTS AC, 1500 VOLTS DC, NOMINAL is hereby amended at **210.50** to add a new subsection (D) to read as follows:

210.50(D) Separate Dedicated Branch Circuits. Separate dedicated branch circuits shall be provided for each refrigerator, dishwasher, and garbage disposal unit. These appliances shall be cord connected, and the garbage disposal shall be switched by a snap

switch located above or adjacent to the kitchen sink. The dishwasher circuit will have no other outlets on the circuit.

- (7) ARTICLE 210 BRANCH CIRCUITS is hereby amended at **210.52(C)(2)** to read as follows:

210.52(C)(2) Island and Peninsular Countertops and Work Surfaces. Receptacle outlets, when installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3).

- (8) ARTICLE 220 BRANCH-CIRCUIT, FEEDER, AND SERVICE LOAD CALCULATIONS is hereby amended at **220.1** to read as follows:

220.1 Scope. This article provides requirements for calculating branch-circuit, feeder, and service loads. Part I provides general requirements for the calculation methods. Part II provides calculation methods for branch-circuit loads. Part III and Part IV provide calculation methods for feeder and service loads. Part V provides calculation methods for farm loads. Part IV provides calculation methods for health care facilities, Part VII provides calculations methods for marinas, boatyards, floating buildings, and commercial and noncommercial docking facilities. All Commercial, Residential and Industrial plans shall include load calculations using the appropriate method as indicated in this Code. This shall include, but shall not be limited to, both feeders, and service entrance, and service lateral conduction. The above referenced load calculations must be provided with the permit application and plan for a new service on an existing dwelling.

- (9) ARTICLE 230 SERVICES is hereby amended at **230.70(A)(1)** to read as follows:

230.70(A)(1) Readily Accessible Location. All services shall have main disconnecting means located outside of the building being served with a maximum distance from building of 75'.

- (10) ARTICLE 625 ELECTRIC VEHICLE POWER TRANSFER SYSTEM is hereby amended at **625.43** to read as follows:

625.43 Disconnecting Means For EVSE and WPTE rated more than 60 amperes or more than 150 volts to ground, the disconnecting means shall be provided and installed in a readily accessible location within 10 feet of the equipment. The disconnecting means shall be lockable open in accordance with 110.25 and must remain in the open position.

- (c) The following amendments shall supersede any conflicting provision of the adopted Code and include the following:

1. All accessible abandoned wiring systems and abandoned equipment both high voltage and low voltage, shall be removed from all buildings or lease spaces when there is a change of use, remodeling, or finish out work.
2. Electrical drawings of all multi-family, commercial and industrial plans must be sealed by an appropriate Engineer that is licensed by the State of Texas.

Sec. 14-4. - Plumbing code.

(a) The 2021 Edition of the International Plumbing Code including Appendices Chapters B, C, D, and E as amended by subsection **14-4(b)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or sub-sections of the International Plumbing Code are hereby revised to read as follows:

- (1) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending section **101.1** to read as follows:

101.1 Title. These provisions shall be known as the Plumbing Code of Cibolo and shall be cited as such and will be referred to herein as "this code".

- (2) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting sections **103, 104.8, 105.1, 109.2, 113, 114, 115, and 116.**

- (3) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **607.5** to read as follows:

[E] 607.5 Insulation of piping. For other than Group R2, R3 and R4 occupancies that are three stories or less in height above grade plane, piping to the inlet of a water heater and piping conveying water heated by a water heater shall be insulated in accordance with Section C404.4 of the *International Energy Conservation Code*. For Group R2, R3 and R4 occupancies that are three stories or less in height above grade plane, piping to the inlet of a water heater and piping conveying water heated by a water heater shall be insulated in accordance with Section R403.5.2 of the *International Energy Conservation Code*.

- (4) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **608.14** to read as follows:

608.14 Backflow protection. Means of protection against backflow shall be provided in accordance with Sections 608.14.1 through 608.14.9.

- (5) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **608.17.4** to read as follows:

608.17.4 Connections to automatic sprinkler systems and standpipe systems. Connections to the potable water distribution system for Fire Sprinkler Systems, Standpipe Systems, and Fire Pumps. Potable water distribution systems supplying standpipes, automatic sprinkler systems, and fire pumps shall be protected from backpressure and backsiphonage by one of the following testable devices:

5. Double check valve backflow prevention assembly (DC)
6. Double check detector fire protection backflow prevention assembly
7. Reduced pressure principal backflow prevention assembly (RP)
8. Reduced pressure detector fire protection backflow prevention assembly

Fire Department Connections. Where fire protection systems are supplied from a nonpotable water source that is capable of being used by the fire department as a secondary water supply, such as a fire department connection the potable water supply shall be protected by one of the following:

3. Reduced pressure principal backflow prevention assembly (RP)
4. Reduced pressure detector fire protection backflow prevention assembly

Nonpotable water sources include fire department vehicles carrying water of questionable quality or water that is treated with antifreeze, corrosion inhibitors, or extinguishing agents. Fire apparatus carry tanks full of contaminated nonpotable water and it can be pumped into the sprinkler system through the FDC's at greater pressures (as much as 3 times) than the municipal water system. This is why reduced pressure principal backflow prevention assembly are required.

- (6) CHAPTER 7 SANITARY DRAINAGE is hereby amended at **701.6 Test** to add a new subsection **701.6.1** to read as follows:

701.6.1 Pre-pour Test. The first floor DWV system shall be retested and inspected prior to the slab being poured to assure there are no broken drainpipes below slab resulting from the backfill and steel placement. The water lines and trap primers, if any, will also be checked at this time.

- (7) CHAPTER 7 SANITARY DRAINAGE is hereby amended at **708.1.11.2** to read as follows:

708.1.11.2 Cleanout plug trim covers. Cleanouts located in traffic-bearing areas shall be installed with a vehicle traffic-bearing box. The box shall be set in concrete slab, extending at least 12 inches from the perimeter of the cleanout. The slab shall be no less than 6 inches thick. The concrete shall be no less than 2,500 psi.

Sec. 14-5. - Residential code.

(a) The 2021 Edition of the International Residential Code including Appendices Chapters AE, AH, AO, AQ, and AW as amended by subsections **14-5(b)-(i)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or sub-sections of the International Residential Code are hereby revised to read as follows:

(1) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **R101.1** to read as follows:

R.101.1 Title. These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of Cibolo and shall be cited as such and will be referred to herein as "this code".

(2) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting **R103, R104.8** and **R104.10**.

(3) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at R105.2 at Building item number (1) to read as follows:

R105.2 Work exempt from permit.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet and is on a temporary foundation.

(4) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **R105.2** to delete Building item numbers (2) and (5) in their entirety.

(5) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **R105.2** at Building item number (10) to read as follows:

R105.2 Work exempt from permit.

...

Building:

10. Decks not exceeding 64 square feet (5.95 m²) in area that is not more than 18 inches above grade at any point.

(6) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **R105.3** to add new item numbers (8), (9) and (10) to read as follows:

8. Indicate the total square footage of the foundation and all floors above or below as measured from the exterior and indicate the number of stories.

9. Be accompanied by the International Energy Conservation Code compliance certification specific to the permitted address.

10. Indicate the total square footage of existing and proposed impervious cover (i.e.: foundation, driveway, sidewalks, etc.)

- (7) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **R105.5** to add a new permit expiration deadline, as underlined below, and to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencements of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Any permit that is not completed within 365 days of issuance will be invalid and a new permit must be issued. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each with the ability to add fees.

- (8) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **R106.1.1** to add specific requirements and to read as follows:

R106.1.1 Information on construction documents. Construction documents shall be submitted electronically, by methods approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulation, as determined by the building official.

1. Indicate the street name, address number, and lot and block numbers.
2. Engineered foundation plan. Foundation plans shall have all details identified.
3. Floor plans shall be scaled and laid out as it is to be built, if plans show optional details options shall be clearly indicated, show glazing percentages.
4. Frame details shall include but not be limited to live load design, wind speed design, wall bracing requirements, studs required for support of beams, header size and support requirements.
5. Roof and ceiling joist plan with specifications and details.
6. Electrical plan.
7. Plumbing plan.
8. Heating, ventilation, and air conditioning plan.
9. Construction plans shall have adopted codes listed.
10. Give such other data and information as required by the building official.

11. Indicate the total square footage of all impervious cover (i.e.: foundation, driveway, sidewalks etc.).

- (9) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **R106.2** to add specific requirements and to read as follows:

R106.2 Site plan or plot plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair where otherwise warranted.

1. Indicate the street name, address number, and lot and block numbers.
2. Provide total lot square footage.
3. Provide the total square footage of the foundation to include attached garages.
4. Indicate percentage of all impervious coverage.
5. Provide square footage of foundation to include garages, porches, patios, driveways, and walkways.
6. Indicate all building setback lines.
7. Indicate all easements.
8. Indicate property pin locations and distance.
9. Percentage of slope on driveway.
10. Indicate drainage elevation across the property.
11. Show curb lines and sidewalks.
12. Give such other data and information as required by the building official.

- (10) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting **R108.2, R112, R113 and R114.**

- (11) CHAPTER 3 BUILDING PLANNING is hereby amended at **Table R301.2(1)** in section **R301.2** to provide the local design criteria for the City of Cibolo as follows:

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp. e	Ice Barrier Under- Layment Required	Flood Hazardsg	Air Freezing Indexl	Mean Annual Temp. j
	MpH	Effects		Weatheringa	Frost Line Depthb	Termitec					
5	115	NO	A	Negligible	12"	Moderate to Heavy	30° F	NO	Sec Adopted Ordinances	50 Days	70° F

NOTES (a thru m) REMAIN AS WRITTEN

- (12) CHAPTER 3 BUILDING PLANNING is hereby amended at **R311.5** to add a new subsection **R311.5.1** to read as follows:

R311.5.1 Obstruction. Except for a fence, no obstruction shall be placed in the side yard setback that impedes the drainage, ingress to or egress from the side yard area from front to back. There shall be a minimum clearance of 30 inches between any obstruction and the fence or property line.

- (13) CHAPTER 3 BUILDING PLANNING is hereby amended at **R313.2** to read as follows:

R313.2 One and two-family dwellings automatic fire systems. All one- and two-family dwellings 4500 square foot and larger shall have an automatic fire sprinkler system installed in accordance with Section P2904 or NFPA 13D.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system.

- (14) CHAPTER 3 BUILDING PLANNING is hereby amended by the deletion of **R313.2.1 Design and installation** in its entirety.

- (15) CHAPTER 3 BUILDING PLANNING is hereby amended at **R315.2.2** to read as follows:

R315.2.2 Alterations, repairs and additions. Where alterations, repairs or addition requiring a building permit occur inside of existing dwellings that have attached garage or inside of existing dwellings within which fuel-fired appliances exist, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke and carbon monoxide alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, is exempt from the requirements of this section.

2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

3. Installation or repairs of mechanical systems that are not fuel fired.

(15.5) CHAPTER 4 FOUNDATIONS is hereby amended to add a new section R401.4.3 Inspections to read as follows:

R401.4.3 Inspections. Elevation measurements shall be used to determine and verify accurate foundation floor elevations. Elevation measurements shall be submitted to the City's Building Department as a post pour inspection to be verified by City Staff. To achieve this, provide measurements of exterior foundation elevations at no less than the foundation corners, with "corners" being defined as all exterior offsets.

(16) CHAPTER 4 FOUNDATIONS is hereby amended at **R402.2** to add new subsections **R402.2.2** and **R402.2.3** to read as follows:

R402.2.2. In addition to the requirements of subsection 402.2.1, flatwork shall meet the following requirements:

1. Rebar thickness shall be no less than 3/8".
2. Slab thickness shall be no less than 4".
3. Concrete strength shall be no less than 2,500 psi.
4. A minimum 6" x 6", #6 gauge welded wire fabric shall be used in sidewalk and driveways.
5. Welded wire fabric and steel shall be chaired off base material.
6. Welded wire fabric or steel shall be cut at expansion material.
7. Dowels in existing concrete shall be spaced apart at no greater than 18". If rebar is used in place of dowels, the rebar must be taped or greased. Dowels are smooth steel. Rebar is deformed steel.
8. Expansion joints are required against all existing concrete except at the curb line.
9. Expansion material with dowels in sidewalk shall be spaced at no more than 20'. The expansion material must be evenly spaced or located at the property line.
10. Expansion material with dowels are required at turns in sidewalks, on 3 sides of the driveway approach ramp, and on 3 sides of the sidewalk approach ramp.
11. A minimum of 3 dowels are required at sidewalk expansion joints.
12. All vegetation must be removed prior to installing base.
13. Compacted base material shall be provided under all concrete at a minimum 2" in depth.
14. Base material must be 3/4" or smaller and compactable. Base material can be a combination of sand, gravel or crushed run.
15. The driveway apron at curb shall be a minimum of 5 1/2" depth.
16. A trowel cut at least 1/2" deep in the slab of walks is required at approximately 4' intervals and 20' for driveways.

R402.2.2. In addition to the requirements of subsection 402.2.1 and subsection 402.2.2.2, roof-covered (load bearing) concrete patios shall meet the following additional requirements

1. A minimum reinforcement 6" x 6", #6 gauge welded wire mesh or its equivalent shall be required.

2. Base material must be a minimum 6" after it is compacted.
The minimum beam width shall be 10" exterior, 8" interior.
3. The minimum beam depth below natural grade shall be 12".
4. Beams shall have continuous rebar lengths, 2 on top and 2 on bottom with corner bars
5. Slabs exceeding 20' in width shall have a center beam.

(17) CHAPTER 4 FOUNDATIONS is hereby amended at **R403.1.4** to read as follows:

R403.1.4 Minimum Depth. Exterior footings shall be placed not less than 36" below the undisturbed ground surface. Deck footings shall be in accordance with Section R507.3.

(18) CHAPTER 4 FOUNDATIONS is hereby amended at **R403.1.8** to read as follows:

R403.1.8 Foundations on expansive soils. Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code, The American Society of Civil Engineers Texas, Section - Recommended Practice for the Design of Residential Foundations, Version 2, as it currently exists or may be amended, and/or other accepted industry standards that may be acceptable to the Building Official. All foundations shall be designed by a registered Professional Engineer in the State of Texas and all drawings and documentation must be signed and sealed. The above information and a geotechnical report shall be required for each lot. Documentation shall include:

1. Design letter referencing soils report number, date of report, and soils engineer name; specific location including lot, block, and subdivision; specific design criteria including soil bearing capacity, plasticity index, and potential vertical rise. The engineer shall also approve a concrete mix design with performance criteria based on soils and seasonal conditions,
2. Signed and sealed drawings clearly indicating strand and reinforcement placement, pier size, depth, location, and reinforcing beam size and location, and special details. Design calculations must be included in the permanent permit file for each project.
3. Design engineer shall perform a pre-pour inspection. This inspection shall take place prior to requesting a foundation inspection from the Building Official. The engineer shall provide to the Building Official a Letter of Final Acceptance stating that the foundation has been placed in compliance with the design prior to the issuance of a Certificate of Occupancy.
4. Rough grading of lot after form removal to maintain drainage away from the foundation during the construction process.
5. The post tensioning cannot take place until the 7th day after the concrete has been poured and that no framing can start until one day after the post tensioning has taken place, unless otherwise directed by the engineer, based on accepted engineering practices and sample cylinders have been tested to support the engineer's specifications.

6. For conventional steel foundations, no framing shall start until the 11th day after the concrete has been poured unless otherwise directed by the engineer, based on accepted engineering practices and sample cylinders have been tested to support the engineer's specifications.
7. Prior to receiving a Certificate of Occupancy, a final survey indicating final grade elevations and verifying positive drainage away from the foundation.

Exception: Slab-on-ground and other foundation systems which have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the building official.

- (19) CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS is amended at **M1301.3 Installation of materials** to add subsection **M1301.3.1** to read as follows:

M1301.3.1 Duct insulation. Ducts installed in houses that will have spray foam insulation shall be maintained with a minimum of 12" clearance from roof deck for proper installation of insulation.

- (20) CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS is amended at **M1305.1.2** to read as follows:

M1305.1.2 Appliances in attics. Attics containing appliances requiring access shall be provided with an opening with a permanent ladder and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not be 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 in accordance with Chapter 5 not less than 24 inches (610 mm) wide and not less than 3/4-inch (19 mm) thick. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide and not less than 3/4-inch (19 mm) thick shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), where such dimensions are large enough to allow removal of the largest appliance.

The Exceptions to M305.1.2 are not amended.

- (21) CHAPTER 16 DUCT SYSTEMS is amended at **M1601.4.1 Joints, seams, and connections** to add a sentence at the end to read as follows:

"All joints and seams for duct systems shall be sealed with mastic and any damaged air ducts or duct boards must be repaired with a listed material."

(c) All walls containing plumbing, piping, or conduit larger than 2-inch (38 mm) inside diameter shall have a minimum of 6-inch (152 mm) stud width.

- (d) All pressure gauges installed or used for testing shall have the working range in the middle third of the gauges minimum and maximum pressure ends.
- (e) All piping, ducting and similar penetrations through walls, floors and ceilings shall be sealed to prevent entry of rodents and insects.
- (f) All water service and supply lines crossing under sidewalks or driveways shall be enclosed within a sleeve two pipe sizes greater than the pipe passing through, so as to allow removal and replacement, and shall be at a minimum depth of 12 inches (305 mm) below finish grade unless otherwise required by the code official. The use of streets, alleys and public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and this section.
- (g) Construction materials and or equipment shall not be placed or stored so as to obstruct any street, alley, public right-of-way, access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6.1 m) of a street intersection, or placed so as to obstruct normal observations of traffic signals or obstruct the view of traffic.
- (h) Construction materials, trash, garbage, rubbish, and debris shall be secured or contained in approved covered containers so as to prevent such items from leaving the property, lot or construction site. Uncovered containers may be approved in writing at the discretion of the code official. Construction sites shall be kept neat, clean and orderly and free of hazards.
- (i) Trenching and Excavating. Underground utilities shall be located and marked before trenching or excavating. It shall be a violation of this ordinance to trench or excavate without properly making request for utility locates, and for damaging utilities that have been properly located. Requests shall be made using state recognized locating guidelines and procedures.

Sec. 14-6. - Energy conservation code.

(a) The 2021 Edition of the International Energy Conservation as amended by subsection **14-6(b)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or subsections of the International Energy Conservation Code are hereby revised to read as follows:

(1) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **101.1** to read as follows:

101.1 Title. This code shall be known as the International Energy Conservation Code of Cibolo and shall be cited as such. It is referred to herein as "this code."

(2) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting sections **C104.2, C109, C110, R104.2, R109** and **R110**.

Sec. 14-7. - Property maintenance code.

(a) The 2021 Edition of the International Property Maintenance Code as amended by subsections **14-7(b)-(d)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or sub-sections of the International Property Maintenance Code are hereby revised to read as follows:

(1) CHAPTER I SCOPE AND ADMINISTRATION is hereby amended at **[A] 101.1** to read as follows:

[A] 101.1 Title. These regulations shall be known as the Property Maintenance Code of Cibolo, hereinafter referred to as "this code."

(2) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **[A] 102.3** to read as follows:

[A] 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, 2021 Edition, International Plumbing Code, 2021 Edition, International Mechanical Code, 2021 Edition, International Energy Conservation Code, 2021 Edition, International Residential Code, 2021 Edition and the National Electrical Code, 2023 Edition or more recent edition. Nothing in this code shall be construed to cancel, modify or set aside any provision of the City's Zoning Ordinance or other ordinances adopted by the City of Cibolo. The above referenced codes supersede any other codes that may be referenced in this code.

(3) CHAPTER I SCOPE AND ADMINISTRATION is hereby amended by deleting sections **103, 104.1, 105.7, 107, 108, 109, 110, 111, 112, and 113.**

(4) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **[A] 104** to read as follows:

[A] 104 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as adopted by the City Council from time to time in the City's Fee Schedule.

(5) CHAPTER 2 DEFINITIONS is hereby amended at **[A] 201.3** to read as follows:

[A] 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, 2021 Edition, International Fire Code, 2021 Edition, City's Zoning Ordinance, International Plumbing Code, 2021 Edition, International Mechanical Code, 2021 Edition or the National Electrical Code, 2023 Edition or more recent edition, such terms shall have the meanings ascribed to them as stated in those codes,

(6) CHAPTER 2 DEFINITIONS is hereby amended by deleting the definition of "inoperable motor vehicle."

[A] 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, 2021 Edition, International Fire Code, 2021 Edition, City's Zoning Ordinance, International Plumbing Code, 2021 Edition,

International Mechanical Code, 2021 Edition or the National Electrical Code, 2023 Edition or more recent edition, such terms shall have the meanings ascribed to them as stated in those codes,

(7) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by deleting section [A] 302.4 and [A] 308.

(8) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended at [A] **304.14** to read as follows:

304.14 Insect screens. During the period from March 1st to November 30th, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

(9) CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS is hereby at [A] **505.4** to read as follows:

[A] **505.4 Water heating facilities.** Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120° F (49° C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

(10) CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS is hereby amended at [A] **602.3** to read as follows:

[A] **602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from November 1st to February 28th to maintain a temperature of not less than 68° F (20° C) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions are not amended.

(10) CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS is hereby amended at [A] **602.4** to read as follows:

[A] **602.4 Occupiable workspaces.** Indoor occupiable workspaces shall be supplied with heat during the period from November 1st to February 28th to maintain a temperature of not less than 65° F (18° C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

(c) All references to the ICC Electrical Code are deleted and shall reference the current adopted version of the National Electric Code, 2023 Edition or most recent edition.

(d) All pressure gauges installed or used for testing shall have the working range in the middle third of the gauges minimum and maximum pressure ends.

Sec. 14-8. - Existing building code.

(a) The 2021 Edition of the International Existing Building Code including Appendices Chapters A, B, C and Appendix Chapters Resource A as amended by subsection **14-8(b)-(c)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or subsections of the International Existing Building Code are hereby revised to read as follows:

(1) CHAPTER I SCOPE AND ADMINISTRATION is hereby amended by at [A] **101.1** to read as follows:

[A] **101.1 Title.** These regulations shall be known as the Existing Building Code of Cibolo, hereinafter referred to as "this code."

(2) CHAPTER I SCOPE AND ADMINISTRATION is hereby amended by deleting [A] **103**, [A] **104.8**, [A] **104.10**, [A] **105.2.1**, [A] **108.2**, [A] **112**, [A] **113**, [A] **114**, [A] **115**, [A] **116**, and [A] **117**.

(c) All references to the ICC Electrical Code are deleted and shall reference the current adopted version of the National Electric Code, 2023 Edition or most recent edition.

(d) All piping, ducting and similar penetrations through walls, floors and ceilings shall be sealed to prevent entry of rodents and insects.

(e) All water service and supply lines crossing under sidewalks or driveways shall be enclosed within a sleeve two pipe sizes greater than the pipe passing through, so as to allow removal and replacement, and shall be at a minimum depth of 12 inches (305 mm) below finish grade unless otherwise required by the code official.

(f) The use of streets, alleys and public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and this section.

(g) Construction materials and equipment shall not be placed or stored so as to obstruct any street, alley, public right-of-way, access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6.1 m) of a street intersection, or placed so as to obstruct normal observations of traffic signals or obstruct the view of traffic.

(h) Trenching and Excavating. Construction materials, trash, garbage, rubbish, and debris shall be secured or contained in approved covered containers so as to prevent such items from leaving the property, lot or construction site. Uncovered containers may be approved in writing at the discretion of the code official. Construction sites shall be kept neat, clean and orderly and free of hazards.

(i) Underground utilities shall be located and marked before trenching or excavating. It shall be a violation of this ordinance to trench or excavate without properly making request for utility locates, and for damaging utilities that have been properly located. Requests shall be made using nationally recognized locating guidelines and procedures.

Sec. 14-9. - Mechanical code.

(a) The 2021 Edition of the International Mechanical Code as amended by subsection **14-9(b)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or subsections of the International Mechanical Code are hereby revised to read as follows:

(1) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **101.1** to read as follows:

101.1 Title. This code shall be known as the Mechanical Code of Cibolo and shall be cited as such. It is referred to herein as "this code."

(2) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby deleting sections **103, 104.8, 105.1, 109.2, 113, 114, 115 and 116.**

(3) CHAPTER 2 DEFINITIONS is hereby amended by amending **202** so the definitions listed below read as follows:

202 General Definitions.

COMMERCIAL COOKING APPLIANCES. Appliances that are used outside of residential occupancies and are used in a commercial setting or commercial food service establishment for heating or cooking food and which produce grease vapors, steam, fumes, smoke or odors that are required to be removed through a local exhaust ventilation system. Such appliances include deep fat fryers, upright broilers, griddles, broilers, steam-jacketed kettles, hot-top ranges, under-fired broilers (charbroilers), ovens, barbecues, rotisseries, and similar appliances. For the purpose of this definition, a food service establishment shall include any building, or a portion thereof used for the preparation and serving of food.

(4) CHAPTER 6 DUCT SYSTEMS is hereby amended by amending **606.2** to read as follows:

606.2 Where required. Duct smoke detectors shall be located in accordance this Section and with NFPA 90A: Standard for the Installation of Air-Conditioning and Ventilating Systems. Smoke detectors shall be installed where indicated in Sections 606.2.1 through 606.2.3.

Exception: Smoke detectors shall not be required where air distribution systems are less than 2,000 cfm (0.9 m³/s) and are incapable of spreading smoke beyond the enclosing walls, floors and ceilings of the room or space in which the smoke is generated.

(5) CHAPTER 6 DUCT SYSTEMS is hereby amended by amending **606.2.1** to read as follows:

606.2.1 Return air systems. Smoke detectors shall be installed in the supply side of air systems with a design capacity greater than 2,000 cfm (0.9 m³/s), such detectors shall be located in a serviceable area downstream of air filter(s), motors, electrical circuit boards, and/or controllers, and ahead of any branch connections in air supply systems

Exception: Smoke detectors are not required in the return air system where all portions of the *building* served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the *International Fire Code*. The area smoke detection system shall comply with Section 606.4.

(6) CHAPTER 6 DUCT SYSTEMS is hereby amended by amending **606.2.2** to read as follows:

606.2.2 Common supply and return air systems. Where multiple air-handling systems share common supply or return air ducts or *plenums* with a combined design capacity greater than 2,000 cfm (0.9 m³/s), the return air system shall be provided with smoke detectors in accordance with Section 606.2.1.

Exception: Individual smoke detectors shall not be required for each fan-powered terminal unit, provided that such units do not have an individual design capacity greater than 2,000 cfm (0.9 m³/s) and will be shut down by activation of one of the following:

1. Smoke detectors required by Sections 606.2.1 and 606.2.3.
2. An *approved* area smoke detector system located in the supply air *plenum* serving such units.
3. An area smoke detector system as prescribed in the exception to Section 606.2.1.

In all cases, the smoke detectors shall comply with Sections 606.4 and 606.4.1.

(7) CHAPTER 6 DUCT SYSTEMS is hereby amended by amending **606.2.3** to read as follows:

606.2.3 Return air risers. Where return air risers serve two or more stories and serve any portion of a return air system having a design capacity greater than 15,000 cfm (7.1 m³/s), smoke detectors shall be installed at each story. Such smoke detectors shall be located upstream of the connection between the return air riser and any air ducts or *plenums*.

(8) CHAPTER 6 DUCT SYSTEMS is hereby amended by amending **[F] 606.4.1** to read as follows:

[F] 606.4.1 Supervision. The duct smoke detectors shall be connected to a fire alarm system where a fire alarm system is required by Section 907.2 of the *International Fire Code*. The actuation of a duct smoke detector shall activate a visible and audible supervisory signal at a constantly attended location. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report as a general alarm signal.

Exceptions:

1. The supervisory signal at a constantly attended location is not required where the duct smoke detector activates the *building's* alarm-indicating *appliances*.
2. In *occupancies* not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and audible signal in an *approved* location. Duct smoke detector trouble conditions shall activate a visible or audible signal in an *approved* location and shall be identified as air duct detector trouble.

Sec. 14-10. - Fuel gas code.

(a) The 2021 Edition of the International Fuel Gas Code as amended by subsection **14-10(b)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or subsections of the International Fuel Gas Code are hereby revised to read as follows:

(1) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **101.1** to read as follows:

101.1 Title. This code shall be known as the Fuel Gas Code of Cibolo and shall be cited as such. It is referred to herein as "this code."

(2) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting sections **103, 104.8, 105.1, 109.2, 113, 114, and 115.**

Sec. 14-11. - Swimming pool and spa code.

(a) The 2021 Edition of the International Swimming Pool and Spa Code as amended by subsection **14-11(b)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or subsections of the International Swimming Pool and Spa Code are hereby revised to read as follows:

(1) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **101.1** to read as follows:

101.1 Title. This code shall be known as the Swimming Pool and Spa Code of Cibolo and shall be cited as such. It is referred to herein as "this code."

(2) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby by deleting sections **103, 104.8, 104.9, 108.2, 111, 112, 113, and 114.**

Sec. 14-12. - Private sewage disposal code.

(a) The 2021 Edition of the International Private Sewage Disposal Code as amended by subsection **14-12(b)** is hereby adopted. A copy of the Code shall be maintained on file with the City.

(b) That the following sections and/or subsections of the International Private Sewage Disposal Code are hereby revised to read as follows:

(1) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **101.1** to read as follows:

101.1 Title. This code shall be known as the Private Sewage Disposal Code of Cibolo and shall be cited as such. It is referred to herein as "this code."

Sec. 14-13.-Fire Code

- (a) The 2021 edition of the International Fire Code, including Appendices, B, C, D, E, F, G, H, I, J, K, L, M, and N as amended by subsection 14-13(b) is hereby adopted. A copy of the code shall be maintained on file with the City.
- (b) That the following sections and/or sub-sections of the International Fire Code are hereby revised to read as follows:

- (1) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 101.1 to read as follows:

[A] 101.1 **Title.** These regulations shall be known as the *Fire Code* of Cibolo, hereinafter referred to as “this code”.

- (2) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 102.3 to read as follows:

[A] 102.3 **Change of use or occupancy.** Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with this code and the *International Building Code*. A change of occupancy within the same division of the same group or occupancy shall not be made unless the use or occupancy is made to comply with the requirements of Chapter 11 and the *International Existing Building Code*.

Exception: Where *approved* by the *fire code official*, a change of occupancy shall be permitted without complying with the requirements of this code and the *International Existing Building Code*, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

- (3) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by adding [A] 102.3.1 to read as follows:

[A] 102.3.1 **Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification or ownership of a building or structure or portion thereof shall be made, until the *building code official* conducts a final inspection, the *fire code official* conducts a fire prevention inspection, and the *building code official* has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances, court orders, or regulations of the jurisdiction.

Exception: New certificates of occupancy are not required for work exempt from permits and/or work authorization under Section 105.6.

- (4) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending the title of [A] 103 to read as follows:

**SECTION 103
DEPARTMENT OF FIRE PREVENTION**

- (5) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 103.1 to read as follows:

[A] **103.1 General.** The department of fire prevention is established within the jurisdiction of Cibolo. The function of the department shall be the implementation, administration and enforcement of the provisions of this code. The fire chief, or his designee, shall be known as the fire code official.

- (6) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting [A] 103.2.

- (7) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 104.1 to read as follows:

[A] **104.1 General.** The *fire code official* is hereby authorized to enforce the provisions of this code. It shall be the duty of the *fire code official* to oversee and enforce this code, and he is hereby given the authority and power to issue citations, notices of violation, and notices of closure for unsafe and/or dangerous structures, for the safety and protection of property and citizens from fire hazards and dangerous conditions, and has the authority to render interpretations of this code and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions as required to achieve compliance with this code. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code. Such policies, procedures, rules and regulations shall not have the effect of waiving requirements specifically provided for in this code.

- (8) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 104.3 to read as follows:

[A] **104.3 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the *fire code official* has reasonable cause to believe that there exists in a building or on any premises any conditions or violations of this code that make the building or premises unsafe, dangerous or hazardous, the *fire code official* shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed on the *fire code official* by this code. If such building or premises is occupied, the *fire code official* shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the *fire code official* shall first make a reasonable effort to locate the owner, the owner's authorized agent or other person having charge or control of the building or premises and request entry. If entry is refused, the *fire code official* has recourse to every remedy provided by law to secure entry. No owner or occupant or any other person having charge, care or control of any building shall fail or neglect, after proper demand is made as herein provided, to properly permit entry by the inspections department or authorized representatives for the purpose of inspection or examination under such exigent circumstances affecting the safety of persons and/or property, or to take such prudent action to abate a fire hazard, unsafe or dangerous condition.

- (9) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 104.3 to add [A] 104.3.2 to read as follows:

[A] 104.3.2 Photographic documentation. Members of the inspections department making such examinations or inspections shall have the right, with proper credentials, and be authorized to take audio recordings, the required number of photographs, or video recordings for evidence and for records to document and study fire hazards, fire code violations, and scientific control for fire safety.

(10) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting **[A] 104.7.**

(11) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 104.8.2** to read as follows:

[A] 104.8.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a system, building, or premises subject to inspection by the *fire code official*, the *fire code official* is authorized to require the *owner* or owner's authorized agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *fire code official* and shall analyze the fire safety properties of the design, operation or use of the system, building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes or to show compliance with the code. The *fire code official* is authorized to require design submittals to be prepared by, and bear the stamp and signature of, a *registered design professional*. Any project requiring a permit or is proposing changes to a system, building, or premises will be subject to this requirement.

(12) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 104.12.2** to read as follows:

[A] 104.12.2 Obstructing operations. No person shall obstruct the operations of the fire department in connection with extinguishment or control of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire code official, and no person shall obstruct the operations of the Fire Marshal in connection with the investigation of any fire, or actions relative to other emergencies, or inspections, or disobey any lawful command of the *fire code official* in charge of the investigation or any part thereof, or any lawful order of a police officer assisting the fire department.

(13) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 104.12** to add **[A] 104.12.4** to read as follows:

[A] 104.12.4 Removal of debris and rubble after a fire. The Fire Marshal is authorized to require the owner or owner's authorized agent to remediate fire damage.

1. The owner or person having under his control or in his possession upon any premises in the city, any burnt or partially burnt furniture, bedding, hay, straw, bales of wool, cotton, paper, carpet, vehicles, or other substances which have been rendered useless or unmerchantable by reason of any fire on such premises, or any debris resulting from such fire, must remove such substances and debris from such premises within one week after notice to do so has been served by the Fire Marshal.
2. Whenever any building or other structure in the city is partially burned, or completely burned the owner thereof or the person in charge or control thereof, shall within ninety days after notice from the Fire Marshal, remove all refuse, debris, charred and partially burned lumber and material from the ground; and if such building or other structure shall be burned to such an extent that it is rendered incapable of being repaired, the owner of the property upon which

structure is located, or person in charge and control thereof, shall within one hundred eighty days after notice from the Fire Marshal, remove all remaining portion of the building or structure, from the ground.

3. The Fire Marshal may extend the ninety-day period of removal of such burned or partially burned buildings, when the insurance adjustment, if any, is still pending.

(14) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.1.1 to read as follows:

[A] 105.1.1 Permits required. A property *owner* or *owner's* authorized agent who intends to conduct an operation or business, or install or modify systems or equipment that are regulated by this code, or cause any such work to be performed, shall first make application to the city building department whereas; Permit applications shall be submitted to, plans reviewed by, and permits issued by the city building department. Where a person, company, or firm is required to be licensed or registered with the Texas State Fire Marshal's Office that person, company, or firm shall be responsible for making application and obtaining a permit for the proposed work. It shall be a violation of this code for person, company, or firm that is required to be licensed or registered with the Texas State Fire Marshal's Office to hire or have a person, company, or firm that is not licensed or registered with the Texas State Fire Marshal's Office to preform work under that permit.

(15) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.1.4 to read as follows:

[A] 105.1.4 Emergency repairs. Where equipment replacement and repair must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the city building department whereas; Permit applications shall be submitted to, and permits issued by the city building department.

(16) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.2 to read as follows:

[A] 105.2 Application. Application for a permit required by this code shall be made to the *fire code official* in such form and detail as prescribed by the *fire code official*. Applications for permits shall be accompanied by such plans as prescribed by the *fire code official*. Plans shall be submitted to the city building department for review and shall comply with and provide adequate information and details as applicable with this code and the *International Code Council* fire plan review guidelines and *NFPA* fire plan review guidelines.

(17) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.2.1 to read as follows:

[A] 105.2.1 Refusal to issue permit. If the application for a permit describes a use that does not conform to the requirements of this code and other pertinent laws and ordinances, the *fire code official* shall request to the city building department that they shall not issue a permit, but shall return the application to the applicant with the refusal to issue such permit. Such refusal shall, where requested, be in writing and shall contain the reasons for refusal.

(18) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.2.4 to read as follows:

[A] 105.2.4 Action on application. The *fire code official* shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *fire code official* or 3rd party fire inspector shall reject such application in writing, stating the reasons therefore. If the *fire code official* is satisfied that the proposed work or operation conforms to the requirements of this code and laws and ordinances applicable thereto, the *fire code official* shall notify the city building department therefore as soon as practicable a permit may be issued.

(19) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 105.3.2** to read as follows:

[A] 105.3.2 Extensions. A permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit where work is unable to be commenced within the time required by this section for good and satisfactory reasons. The *fire code official* is authorized to grant, in writing, one or more extensions of the time period of a permit for periods of not more than 180 days each and shall notify the city building department whereby; extensions to permits will be issued by the city building department. Such extensions shall be requested by the permit holder in writing and justifiable cause demonstrated.

(20) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 105.3.3** to read as follows:

[A] 105.3.3 Occupancy prohibited before approval. The building or structure shall not be occupied prior to the *fire code official* authorizing issuance of a permit and conducting associated inspections indicating the applicable provisions of this code have been met.

(21) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 105.3.4** to read as follows:

[A] 105.3.4 Conditional permits. Where permits are required and upon the request of a permit applicant, the city building department is authorized to issue a conditional permit to occupy the premises or portion thereof before the entire work or operations on the premises is completed, provided that such portion or portions will be occupied safely prior to full completion or installation of equipment and operations without endangering life or public welfare. The city building department shall notify the permit applicant in writing of any limitations or restrictions necessary to keep the permit area safe. The holder of a conditional permit shall proceed only to the point for which approval has been given, at the permit holder's own risk and without assurance that approval for the occupancy or the utilization of the entire premises, equipment or operations will be granted, and at a minimum have all the following conditions met:

1. The building fire sprinkler systems is in place and fully operational, and shall not be shut down for additional work on the system,
2. The building fire alarm system is in place and fully operational, and capable of reporting all alarms and signals, and is monitored by a contracted monitoring company,
3. All lighting and egress requirements are in place and met in the areas to be occupied,
4. Separation from construction and non-construction areas, and
5. Any additional requirements as determined to be needed by the *fire code official*, or building official.

Fully operational life safety systems are not required to be Tagged or have final passed inspections.

(22) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.3.6 to read as follows:

[A] **105.3.6 Compliance with code.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the *fire code official* from requiring the correction of errors in the construction documents and other data, or from requiring the corrections after construction or installation has been completed. Any addition to or alteration of approved construction documents shall be approved in advance by the *fire code official* as evidenced by the issuance of a new or amended permit.

(23) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.3.7 to read as follows:

[A] **105.3.7 Information on the permit.** The city building department shall issue permits required by this code on an *approved* form furnished for that purpose. The permit shall contain a general description of the operation or occupancy and its location and any other information required by the *fire code official*. Issued permits shall bear the signature of the *building code official* or other *approved* legal authorization.

(24) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.3.8 to read as follows:

[A] **105.3.8 Validity of permit.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on *construction documents*, operational documents and other data shall not prevent the *fire code official* from requiring correction of errors in the documents or other data, or from requiring the corrections after construction or installation has been completed.

(25) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.4 to read as follows:

[A] **105.4 Revocation.** The *fire code official* is authorized to revoke a permit issued under the provisions of this code where it is found by inspection or otherwise that there has been a false statement or misrepresentation as to the material facts in the application or *construction documents* on which the permit or approval was based including, but not limited to, any one of the following:

1. The permit is used for a location or establishment other than that for which it was issued.
2. The permit is used for a condition or activity other than that listed in the permit.
3. The work being performed exceeds or does not meet the scope of work described on the permit.
4. Conditions and limitations set forth in the permit have been violated.
5. There have been any false statements or misrepresentations as to the material fact in the application for permit or plans submitted or a condition of the permit.
6. The permit is used by a different person, company, or firm than the name for which it was issued.
7. The permittee failed, refused, or neglected to comply with orders or notices duly served in accordance with the provisions of this code within the time provided therein.
8. The permit was issued in error or in violation of an ordinance, regulation or this code.

(26) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A]

105.5

to read as follows:

[A] **105.5 Required operational permits.** The *fire code official* is authorized to require operational permits for the operations set forth in Sections 105.5.1 through 105.5.52. Operational permits are required for the operations for the following Subsections 105.5.1, 105.5.2, 105.5.3, 105.5.4, 105.5.5, 105.5.6, 105.5.7, 105.5.8, 105.5.9, 105.5.10, 105.5.11, 105.5.12, 105.5.13, 105.5.14, 105.5.16, 105.5.18, 105.5.22, 105.5.23, 105.5.24, 105.5.25, 105.5.28, 105.5.30, 105.5.31, 105.5.32, 105.5.33, 105.5.34, 105.5.35, 105.5.37, 105.5.38, 105.5.40, 105.5.41, 105.5.42, 105.5.43, 105.5.46, 105.5.47, 105.5.48, 105.5.49, 105.5.50, 105.5.52, 105.5.52, and the *fire code official* when deemed necessary is authorized to require operational permits for any of the operations set forth in Sections 105.5.1 through 105.5.53.

(27) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A]

105.5.12 to read as follows:

[A] **105.5.12 Cutting and welding.** An operational permit is required to conduct cutting or welding operations within the jurisdiction. All personnel supervising or performing cutting and welding operations must have successfully completed NFPA's Hot Work Safety Program and hold a current Certificate.

(28) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A]

105.5.16 to read as follows:

[A] **105.5.16 Explosives.** An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of *explosives, explosive materials*, fireworks or pyrotechnic special effects within the scope of Chapter 56.

Exception: Storage in Group R-3 occupancies of smokeless propellant, black powder and small arms primers for personal use, not for resale and in accordance with Section 5606. Those items otherwise exempted under Texas Occupations Code, Section 2154.002 entitled "Exemptions" as amended.

(29) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.5.25 to read as follows:

[A] **105.5.25 Hot work operations.** An operational permit is required for hot work including, but not limited to:

1. All personnel supervising or performing hot work operations must have successfully completed NFPA's Hot Work Safety Program and hold a current Certificate.

Exception: Students enrolled at an educational facility learning welding and other hot work during the course of their training.

2. Public exhibitions and demonstrations where hot work is conducted.
3. Use of portable hot work equipment inside a structure.

Exception: Work that is conducted under a construction permit.

4. Fixed-site hot work equipment, such as cutting, welding booths, and similar.
5. Hot work conducted within a wildfire risk area.
6. Application of roof coverings with the use of an open-flame device.
7. Where *approved*, the *fire code official* may issue an operational permit to carry out a hot work program. This program allows an *approved* hot work supervisor and personnel to regulate their facility's hot work operations. The *approved* personnel shall be trained in the fire safety aspects denoted in this code and NFPA 51B Standard for Fire Prevention During Welding, Cutting, and Other Hot Work, and a hot work supervisor shall be responsible for issuing working permits requiring compliance with the requirements found in Chapter 35. These permits shall be issued only to their employees or hot work operations under their supervision.

(30) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.5.27 to read as follows:

[A] **105.5.27 Lumber yards and woodworking plants.** An operational permit is required for the storage or processing of lumber exceeding 25,000 board feet (2,083 ft³) (59 m³).

(31) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.5.31 to read as follows:

[A] **105.5.31 Miscellaneous combustible storage.** An operational permit is required to store in any building or on any premises in excess of 2,000 cubic feet (56 m³) gross volume of combustible empty packing cases, boxes, barrels or similar containers, combustible pallets, rubber tires, rubber, cork or similar combustible material.

(32) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.5.45 to delete motor fuel-dispensing facilities as it is covered in 105.5.33 and read as follows:

[A] **105.5.45 Repair garages.** An operational permit is required for the operation of repair garages.

(33) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.5.48 to read as follows:

[A] **105.5.48 Storage of scrap tires and tire byproducts.** An operational permit is required to establish, conduct or maintain storage of scrap tires and tire byproducts that exceeds 2,000 cubic feet (56 m³) of total volume of scrap tires, and for indoor storage of tires and tire byproducts.

(34) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by adding [A] 105.5.53 to read as follows:

[A] 105.5.53 Battery systems. An operational permit is required for stationary storage battery systems having a liquid capacity of more than 20 gallons (75 L).

(35) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.6 to read as follows:

[A] 105.6 Required construction permits. The *fire code official* is authorized to require, and construction permits are required for the work set forth in Sections 105.6.1 through 105.6.24.

(36) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.6.5 to read as follows:

105.6.5 Energy storage systems. A construction permit is required to install energy storage systems regulated by Chapter 12.

(37) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 106.2.1 to read as follows:

[A] 106.2.1 Information on construction documents. *Construction documents* shall be drawn to scale on suitable material. Documents in a digital format are allowed to be submitted where *approved* by the *fire code official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the *fire code official*, and any other information as required by the *fire code official*. Plans submitted for review shall comply with and provide adequate information and details as applicable with this code and the *International Code Council* fire plan review guidelines and *NFPA* fire plan review guidelines. Buildings or portions of buildings storing or using chemicals including occupancy groups storing less than the maximum allowable quantity shall submit material classification letters to include a floor layout showing locations and amounts to be stored, method of use and any other information as required by the *fire code official*.

Occupancy classification letter / material classification letter. A completed occupancy classification letter / material classification letter or other approved Fire Protection report shall be submitted to the *fire code official* for buildings or portions thereof that are to be used for any of the following purposes:

1. Warehousing or storage,
2. Retail including rack display of products,
3. Hazardous Materials storage and/or use,
4. Manufacturing,
5. Sales or storage of upholstered furniture, or
6. When it is determined by the *fire code official* that sufficient quantities of chemicals are stored on site that could pose a hazard to firefighters in a fire emergency.

The occupancy classification letter / material classification letter is required to be submitted:

1. With the building permit submittal documents submitted to the *fire code official* when seeking a building permit;
2. To the *fire code official* during a final fire prevention inspection; or
3. At any other time when required by the *fire code official*.

The occupancy classification letter / material classification letter is to be prepared by the owner and/or tenant of the building/space in question. It is to be signed, dated and on company letterhead. The owner/tenant may use a registered design professional to prepare the occupancy classification letter / material classification letter or the *fire code official* may require the owner/tenant to use a registered design professional to prepare the occupancy classification letter / material classification letter. If the occupancy classification letter / material classification letter is prepared by a registered design professional, it is to be countersigned by the owner and/or tenant. A revised occupancy classification letter / material classification letter is to be submitted to the *fire code official* for review and approval prior to a change in:

1. The type or amount of chemicals or hazardous material(s) used or stored,
2. The type or amount of storage, storage height, method of storage, or change of storage location, or
3. The manufacturing process.

(38) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 106.2.2 to read as follows:

[A] 106.2.2 Fire protection system design and construction drawings. Design and construction drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the *construction documents* and shall be *approved* prior to the start of installation. Design and construction drawings shall contain all information as required by the referenced installation standards in Chapter 9.

(39) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 106.2.3 to read as follows:

[A] 106.2.3 Applicant responsibility. It shall be the responsibility of the applicant to ensure that the *construction documents* include all of the fire protection requirements and the design and construction drawings are complete and in compliance with the applicable State Laws and local codes and standards.

(40) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 106.2.4 to read as follows:

[A] 106.2.4 Reviewed documents. *Construction documents reviewed by the fire code official are reviewed* with the intent that such *construction documents* comply in all respects with this code. Reviewed documents by the *fire code official* shall not relieve the applicant and/or contractor of the responsibility of compliance with this code, local, state, or federal laws and codes. Any errors, oversights, or omissions from a review shall not preclude the designer or installer from complying with local, state, or federal laws and codes.

(41) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 106.3 to read as follows:

[A] 106.3 Amended construction documents. Work shall be installed in accordance with the *reviewed construction documents* which a permit was issued for, any changes made during construction that are not in compliance with, modified, or altered the work from the *reviewed construction documents* which a permit was issued for shall be resubmitted for review as an amended set of *construction documents* prior to the continuation of work.

(42) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 106.4 to read as follows:

[A] 106.4 Retention of construction documents. One set of *construction documents* shall be retained by the *fire code official* for a period of not less than 5 years or for as long as the structure or activity to which such records or approvals relate remains in existence, unless otherwise provided by other regulations, or as required by state or local laws. One set of *reviewed construction documents* shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress. Where changes or modification were made during construction a complete set of new *As-Builts construction documents* shall be provided to the *fire code official* at the completion of the project. A complete set of *construction documents* shall be provided to the owner(s) at the completion of the project for their records.

(43) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 107.3** to read as follows:

[A] 107.3 Permit valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *fire code official*, or *building code official* the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the *fire code official*. Final permit valuation shall be set by the *fire code official* or *building code official*.

(44) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 107.4** to read as follows:

[A] 107.4 Work commencing before permit issuance. A person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority, which shall be in addition to the required permit fees and may receive a citation/summons to appear in municipal court.

(45) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 108.1** to read as follows:

[A] 108.1 Inspection authority. The *fire code official*, authorize representative of the fire department, inspectors, or other related technical officers is authorized to enter and examine any building, structure, marine vessel, vehicle or premises in accordance with Section 104.3 for the purpose of enforcing this code.

(46) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 108.2** to read as follows:

[A] 108.2 Inspections. The *fire code official*, authorize representative of the fire department, inspectors, or other related technical officers is authorized to conduct such inspections as are deemed necessary to determine the extent of compliance with the provisions of this code and to approve reports of inspection by *approved* agencies or individuals. Reports of such inspections shall be prepared and submitted in writing for review and approval. Inspection reports shall be certified by a responsible officer of such *approved* agency or by the responsible individual. The *fire code official* is authorized to engage such expert opinion as deemed necessary to report on unusual, detailed or complex technical issues subject to the approval of the governing body.

(47) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 108.4** to read as follows:

[A] 108.4 Approvals. Approval as the result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. The approval of an inspection shall not prevent the *fire code official* or 3rd party fire inspector from requiring the correction of errors or violations in the construction or installation or from requiring the corrections after construction or installation has been completed. Inspections presuming to give authority to violate or cancel provisions of this code or of other ordinances of the jurisdiction shall not be valid.

(48) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 109.2** to read as follows:

[A] 109.2 Testing and operation. Equipment, systems, and devices requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code, applicable *NFPA* requirements, and/or manufactures requirements.

(49) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 109.4** to read as follows:

[A] 109.4 Supervision. Maintenance and testing shall be under the supervision of a responsible person who shall ensure that such maintenance and testing are conducted at specified intervals in accordance with this code, applicable *NFPA* requirements, and/or manufactures requirements.

(50) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 109.6** to read as follows:

[A] 109.6 Overcrowding. Overcrowding or admittance of any person beyond the *approved* capacity of a building or a portion thereof shall not be allowed. The *fire code official* upon finding any overcrowding conditions, or obstructions in *aisles*, passageways or other *means of egress*, or upon finding any condition which constitutes a life safety hazard, shall be authorized to cause the function, gathering, or event to be stopped and if deemed necessary vacate the building until such condition, overcrowding, or obstruction is corrected. A person commits an offense if he or she refuses to obey an order to vacate.

(51) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by deleting section **[A] 111, [A] 112 and [A] 113.**

(52) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **[A] 113.4** to read as follows:

[A] 113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition. Upon conviction for a violation of this subsection, a person shall be liable

(53) CHAPTER 2 DEFINITIONS is hereby amended by amending the following terms in **202** to read as follows:

202 General Definitions.

[BG] 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.

Care recipients are considered incapable of self-preservation where any of the following conditions exists to include, but not limited to:

1. Patients or care recipients requiring assistance or rescue by staff, other occupants or fire personnel to evacuate the building.
2. Medical staff must stabilize the patient prior to evacuation whereby staff would need to evacuate as well.
3. The use of medical gases including but not limited to oxidizing medical gases, such as oxygen and nitrous oxide.
4. The possibility of surgical fires.

The determination of whether or not a person is rendered incapable of self-preservation by the service provided need not be limited to persons who have been rendered unconscious for the procedure. It is reasonable to determine that a person has been rendered incapable of self-preservation if the person is conscious, yet unable to determine the direction of or traverse the means of egress without supervision or direction from staff or other persons, to include persons with or experiencing an altered state of consciousness.

BATTERY TYPES. For the purposes of this code, certain types are defined as follows:

Flow battery. A type of storage battery that includes chemical components dissolved in two different liquids. Ion exchange, which provides the flow of electrical current, occurs through the membrane while both liquids circulate in their respective spaces.

Lead-acid battery. A storage battery that is comprised of lead electrodes immersed in sulfuric electrolyte.

Lithium metal polymer battery. A storage battery that is comprised of nonaqueous liquid or polymerized electrolytes, which provide ionic conductivity between lithiated positive active material electrically separated from metallic lithium or lithiated negative active material.

Lithium-ion battery. A storage battery that consists of lithium ions embedded in a carbon graphite or nickel metal-oxide substrate. The electrolyte is a polymer mixture of carbonates with an inorganic salt and can be in a liquid or a gelled polymer form. The lithium ions are the charge carriers of the battery.

Nickel-cadmium (Ni-Cd) battery. An alkaline storage battery in which the positive active material is nickel oxide, the negative contains cadmium and the electrolyte is potassium hydroxide.

Nickel-metal hydride (Ni-MH). An alkaline storage battery in which the positive active material is nickel oxide, the negative electrode is an intermetallic compound and the electrolyte is usually potassium hydroxide.

Nonrecombinant battery. A storage battery in which, under conditions of normal use, hydrogen and oxygen gases are created by electrolysis are vented into the air outside of the battery.

Recombinant battery. A storage battery in which, under conditions of normal use, hydrogen and oxygen gases are created by electrolysis and are converted back into water inside the battery instead of venting into the air outside of the battery.

Preengineered stationary storage battery system. An energy storage system consisting of batteries, a battery management system, components and modules that are produced in a factory, designed to comprise the system when assembled on the job site.

Prepackaged stationary storage battery system. An energy storage system consisting of batteries, a battery management system, components and modules that is factory assembled and shipped as a complete unit for installation at the job site.

Sodium-beta storage battery. A storage battery, also referred to as a Na-beta battery or NBB, which uses a solid beta-alumina electrolyte membrane that selectively allows sodium ion transport between a positive electrode such as metal halide and a negative sodium electrode.

Stationary storage battery. A group of electrochemical cells interconnected to supply a nominal voltage of DC power to a suitably connected electrical load, designed for service in a permanent location. The number of cells connected in a series determines the nominal voltage rating of the battery. The size of the cells determines the discharge capacity of the entire battery. After discharge, it may be restored to a fully charged condition by electric current flowing in a direction opposite to the flow of current when the battery is discharged.

Valve-regulated lead acid (VRLA) battery. A lead-acid battery consisting of sealed cells furnished with a valve that opens to vent the battery whenever the internal pressure of the battery exceeds the ambient pressure by a set amount. In VRLA batteries, the liquid electrolyte in the cells is immobilized in an absorptive glass mat (AGM cells or batteries) or by the addition of a gelling agent (gel cells or gelled batteries).

Vented (flooded) lead-acid battery. A lead-acid battery consisting of cells that have electrodes immersed in liquid electrolyte. Flooded lead-acid batteries have a provision for the user to add water to the cells and are equipped with a flame-arresting vent which permits the escape of hydrogen and oxygen gas from the cells in a diffused manner such that a spark, or other ignition source, outside the cell will not ignite the gases inside the cell.

CAPACITOR ENERGY STORAGE SYSTEM. A stationary, rechargeable energy storage system consisting of capacitors, chargers, controls and associated electrical equipment designed to provide electrical power to a building or facility. The system is typically used to provide standby or emergency power, an uninterruptable power supply, load shedding, load sharing or similar capabilities.

Pre-engineered capacitor energy storage system. A capacitor energy storage system consisting of capacitors, an energy management system, components and modules that are produced in a factory, designed to comprise the system when assembled on the job site.

Prepackaged capacitor energy storage system. A capacitor energy storage system consisting of capacitors, an energy management system, components and modules that is factory assembled and then shipped as a complete unit for installation at the job site.

[A] CHANGE OF OCCUPANCY. Any of the following shall be considered as a change of occupancy where this code requires a greater degree of safety, accessibility, structural strength, fire protection, *means of egress*, ventilation or sanitation than is existing in the current building or structure:

1. Any change in the occupancy classification of a building or structure.
2. Any change from one group to another group within an occupancy classification.
3. Any change in use within a group for a specific occupancy classification.
4. Any change in the purpose of, or a change in the level of activity within, a building or structure.

[M] COMMERCIAL COOKING APPLIANCES. Appliances that are used outside of residential occupancies and are used in a commercial setting or commercial food service establishment for heating or cooking food and which produce grease vapors, steam, fumes, smoke or odors that are required to be removed through a local exhaust ventilation system. Such appliances include deep fat fryers, upright broilers, griddles, broilers, steam-jacketed kettles, hot-top ranges, under-fired broilers (charbroilers), ovens, barbecues, rotisseries, and similar appliances. For the purpose of this definition, a food service establishment shall include any building or a portion thereof used for the preparation and serving of food.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. Also known as an Emergency Apparatus Access Road. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane, access roadway, and drive.

FIRE CODE OFFICIAL. The fire chief, or his designee, is charged with the administration and enforcement of the code.

FIRE WATCH. A temporary measure by one or more qualified individuals whose sole duty is performing a continuous and systematic watch and patrol of a property, building(s) or portion thereof for the purposes of identifying any suspicious or potentially hazardous conditions, any abnormalities or concerns that need close observation, identifying and controlling fire hazards, detecting early signs of unwanted fire or other emergency, and raising an alarm of any fire or other emergency and notifying Emergency Services Dispatch and the Fire Department, and keeping record at timed intervals. Fire watch personnel shall have proper and adequate means of communication devices.

[BG] FOSTER CARE FACILITIES. Facilities or dwellings that provide care to more than five children, up to the age of eighteen (18) years old and not related to the caregiver.

[BG] HABITABLE SPACE. A space in a building for living, sleeping, eating, cooking, or working. Bathrooms, toilet rooms, closets are not considered habitable spaces.

[BG] HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (10 668 mm) above the lowest level of fire department vehicle access.

HOT WORK PERMITS. Permits issued by the jurisdiction or where *approved* by the responsible person at the facility under the hot work permit program permitting welding or other hot work to be done in locations referred to in Section 3503.3 and pre-permitted by the *fire code official*.

[BG] INCAPABLE OF SELF-PRESERVATION. Persons who, because of age, physical limitations, mental limitations, chemical dependency or medical treatment, cannot respond as an individual to an emergency situation. It is reasonable to determine that a person is incapable of self-preservation if the person is conscious, yet unable to determine the direction of travel from a building or area to the outside without supervision or direction from other persons, to include persons with or experiencing an altered state of consciousness.

[BG] MEDICAL CARE. Care involving medical, dental, or surgical procedures, nursing, or for psychiatric purposes.

MOBILE FOOD PREPARATION VEHICLES. Vehicles, trailers, or watercraft that contain any heat producing equipment to cook, fry or warm products or any cooking equipment that produce smoke or grease-laden vapors for the purpose of preparing and serving food to the public. Vehicles intended for and used for private recreation shall not be considered mobile food preparation vehicles.

OCCUPANCY CLASSIFICATION. For the purposes of this code, certain occupancies are defined as follows:

[BG] Educational Group E. Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.

New educational Group facilities shall provide vehicle impact protection in accordance with Section 312.1 where any one of the following conditions exists:

1. Buildings or facilities without above grade foundations and structural exterior walls.
2. Buildings or facilities with at grade foundations.
3. Buildings or facilities having unobstructed vehicle access to the building or area. Tire stops, curbs, sidewalks or similar do not count as protection, barriers, or obstructions.

[BG] Group E, day care facilities. This group includes buildings and structures or portions thereof occupied by more than five children older than 2 ½ years of age who receive educational, supervision or personal care services for less than 24 hours per day.

New and existing care facilities shall provide vehicle impact protection in accordance with Section 312.1 where any one of the following conditions exists:

1. Buildings or facilities without above grade foundations and structural exterior walls.
2. Buildings or facilities with at grade foundations.
3. Buildings or facilities having unobstructed vehicle access to the building or area. Tire stops, curbs, sidewalks or similar do not count as protection, barriers, or obstructions.

[BG] Institutional Group I. Institutional Group I occupancy includes, among others, the use of a building or structure, or a portion thereof, in which care or supervision is provided to persons who are not capable of self-preservation without physical assistance or in which persons are detained for penal or correctional purposes or in which the liberty of the occupants is restricted. Institutional occupancies shall be classified as Group I-1, I-2, I-3 or I-4.

New and existing care facilities shall provide vehicle impact protection in accordance with Section 312.1 where any one of the following conditions exists:

1. Buildings or facilities without above grade foundations and structural exterior walls.
2. Buildings or facilities with at grade foundations.
3. Buildings or facilities having unobstructed vehicle access to the building or area. Tire stops, curbs, sidewalks or similar do not count as protection, barriers, or obstructions.

[BG] Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code* in accordance with Section

101.2 of the *International Building Code*. Group R occupancies not constructed in accordance with the *International Residential Code* as permitted by Sections 310.4.1 and 310.4.2 of the *International Building Code* shall comply with Section 420 of the *International Building Code*.

New and existing care facilities shall provide vehicle impact protection in accordance with Section 312.1 where any one of the following conditions exists:

1. Buildings or facilities without above grade foundations and structural exterior walls.
2. Buildings or facilities with at grade foundations.

3. Buildings or facilities having unobstructed vehicle access to the building or area. Tire stops, curbs, sidewalks or similar do not count as protection, barriers, or obstructions.

OVERCROWDING. A condition that exists when either there are more people in a building, structure or portion thereof than have been authorized or posted, or when the *fire code official*, determines that a threat exists to the safety of the occupants due to persons sitting and/or standing in locations that may obstruct or impede the use of *aisles*, passages, *corridors*, *stairways*, *exits* or other components of the *means of egress*, or upon finding any condition which constitutes a life safety hazard.

[BG] PRIVATE GARAGE. A building or portion of a building in which motor vehicles used or stored by the *owner* or tenants of the building or buildings on the premises and are stored or kept, without provisions for repairing or servicing such vehicles for profit.

SKY LANTERN. A device with a fuel source that incorporates an open flame in order to make the device airborne also known as sky candles, fire balloons, Chinese lanterns. This definition does not include manned Zeppelin, hot air balloons, rigid airships, dirigibles, blimps, and similar.

SPECIAL AMUSEMENT BUILDING. A building that is temporary, permanent, or mobile that contains a device or system that conveys passengers or provides a walkway along, around, or over a course in any direction as a form of amusement arranged so that the egress path is not readily apparent due to visual or audio distractions or intentionally confounded egress path, or is not readily available because of the mode of conveyance through the building or structure, to include escape rooms, haunted houses, and similar uses.

(54) CHAPTER 2 DEFINITIONS is hereby amended by amending **202** to amend a misprint to the Edition printing to read as follows:

[BG] SMOKE COMPARTMENT. A space within a building separated from other interior areas of the building by *smoke barriers*, including interior walls and *horizontal assemblies*.

(55) CHAPTER 2 DEFINITIONS is hereby amended by adding the following definitions to **202** as follows:

202 General Definitions.

BATTERY SYSTEM, STATIONARY LEAD ACID. A system which consists of three interconnected subsystems:

1. A lead-acid battery.
2. A battery charger.
3. A collection of rectifiers, inverters, converters, and associated electrical equipment as required for a particular application.

CAPACITOR ARRAY. An arrangement of individual capacitor modules in close proximity to each other, mounted on storage racks or in cabinets or other enclosures.

CARNIVAL/CIRCUS. An organized program or event of entertaining or exhibition, which may or may not include merrymaking, feasting, and/or masquerading, either inside or outside a structure, and may or may not include animals or motorized vehicles.

ENCLOSED PATIO. A space, under a roof covering, that is enclosed on two sides or more by screen wire, mesh wire, glass, plastic/vinyl, or other material, to include railing, half walls, and similar where the means of egress may be limited or restricted to one or more openings that limits egress from or requires

egressing through any portion of an occupied structure, or where there may only be one or more means of egress that is open to free egress movement. The area of an enclosed patio shall be considered part of the interior of the structure and shall be included in calculating the occupancy capacity of a building, and shall meet the requirements for egress, egress lighting, and any other provision of this code or the *International Building Code*.

ENERGY MANAGEMENT SYSTEM. An electronic system that protects stationary storage batteries from operating outside their safe operating parameters and generates an alarm and trouble signal for off normal conditions.

FIRE MARSHAL. The official responsible for investigations of fires.

FOOD BOOTH. A food booth is a temporary portable canopy, or any form of roofed structure, tent, or area with or without walls on any side.

ENGINEERED SYSTEMS FOR KITCHEN HOOD SUPPRESSION SYSTEM. Fixed suppression system types of engineered systems.

Pre-Engineered System

Designed and built as a self-contained unit.

Designed and pre-built off site as a complete assembly, disassembled brought to site and reassembled.

Engineered System

Shop designed and built on site, where tube and pipe are measured on site cut to length threaded/assembled, cylinders mounted and piped to, controller mounted and connected to devices and appurtenances, nozzles/heads are set at their respective height and location, etc.

Engineered System/Pre-Engineered Hybrid

Pre-Engineered component(s) used with the remaining system built on site, where tube and pipe are measured on site cut to length threaded/assembled, cylinders mounted and piped to, controller mounted and connected to devices and appurtenances, nozzles/heads are set at their respective height and location, etc. This type of design is treated as an engineered system.

MOBILE FOOD ESTABLISHMENT OR VENDING. A mobile food operation using any heat producing equipment or appliance to cook, fry, or warm products for consumption from a motorized vehicle, towable trailer, watercraft, or similar. Mobile food establishments shall comply with all the same requirements for commercial cooking operations.

MONITORING AGREEMENT. A contractual agreement between a building owner/tenant and a licensed or registered firm to provide monitoring service to an installed fire protection system when required. Such service shall include either remote or central service.

MULTI-FAMILY DWELLING. Any residential structure consisting of three (3) or more residential dwelling units. (Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.) These buildings are typically, but not always, classified within the Group “R” occupancy classification.

OCCUPANT. Any person, agent, operator, entity, firm, or business that occupies a building or part thereof as an owner or tenant.

PARKED. To halt or stop an occupied or unoccupied vehicle, other than temporarily while receiving or discharging passengers or while actively loading or unloading merchandise.

PORTE-COCHERE. A roofed structure that is open on at least three sides and extends from the building entrance over an adjacent driveway or driving surface and shelters vehicle ingress and egress.

SHELL BUILDING. A shell building is a structure that when completed is not ready for occupancy. A shell building consists of all exterior walls and windows, the roof structure, interior fire rated or separation walls, life safety systems (fire sprinkler, fire alarm, and similar), plumbing mains services, electrical utilities, and also includes elevated floor assemblies, mezzanines, stairways, and elevators. Shell buildings shall comply with Section 311. Shell buildings are not for occupancy and upon completion shall not receive a Certificate of Occupancy upon completion shell buildings will receive a Letter of Completion from the city building department.

STATIONARY BATTERY ARRAY. An arrangement of individual stationary storage batteries in close proximity to each other, mounted on storage racks or in modules, battery cabinets or other enclosures.

(56) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **304.1** to read as follows:

304.1 Waste accumulation prohibited. Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises. Designers, contractors, and owners shall not be excluded from complying with local, state, or federal laws and codes to include the *Texas State Health and Safety Code* in the design of and daily operations.

(57) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **304.1.3** to read as follows:

304.1.3 Space underneath seats. Spaces underneath grandstand and bleacher seats shall be kept free from combustible and flammable materials and shall not be used for storage. Except where equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and enclosed in not less than 1-hour *fire-resistance-rated* construction in accordance with the *International Building Code*.

(58) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **304.2** to add Subsection **304.2.1** to read as follows:

304.2.1 Dangerous storing of combustibles. It shall be unlawful and a nuisance for any person to have or keep or store, any quantity of tar, pitch, resin, petroleum or its products, or other combustible materials or substances in such manner that such materials or substances shall be in danger of taking and communicating fire.

(59) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by deleting **304.3.3 Capacity exceeding 1.5 cubic yards** and combining with **304.3.4 Capacity of 1 cubic yard or more**.

(60) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **304.3.4** to read as follows:

304.3.4 Capacity of 1 cubic yard or more. Dumpsters with an individual capacity of 1.0 cubic yard [200 gallons (0.76 m³)] or more shall not be stored in buildings or placed within 10 feet (3048 mm) of combustible walls, openings or combustible roof eave lines, or Lot lines, property lines that can be built upon.

Exceptions:

1. Dumpsters in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1.
2. Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.
3. The separation distance from Lot lines or property lines is allowed to be reduced to 3 feet (914 mm) where adjacent to a drainage or driving surface of not less than 20 feet (6096 mm) in width, or where the *fire code official* determines that hazard to the adjoining property does not exist, where the storage of combustible materials cannot be placed, or any structures or auxiliary structures cannot be built, placed, or erected.

(61) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **305.2** to read as follows:

305.2 Hot ashes and spontaneous ignition sources. Hot ashes, cinders, smoldering coals or firebrands shall not be carried or transported, into or upon any street or other thoroughfare, except where *approved* by and in accordance with Department of Transportation regulations. Hot ashes, cinders, smoldering coals or greasy or oily materials subject to spontaneous ignition shall not be deposited in a combustible receptacle, within 10 feet (3048 mm) of other combustible material including combustible walls and partitions or within 5 feet (1524 mm) of openings to buildings.

Exception: The minimum required separation distance to other combustible materials shall be 2 feet (610 mm) where the material is deposited in a covered, noncombustible receptacle and placed on a noncombustible floor, ground surface or stand.

(62) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **307.3** to read as follows:

307.3 Extinguishment authority. Where open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained, or where open burning has become offensive or questionable due to smoke or odor emissions, or when atmospheric conditions change or local circumstances make such fires hazardous, the *fire code official* is authorized to order the extinguishment of the *open burning* operation.

(63) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **308.1.2** to add Subsection **308.1.2.1** to read as follows:

308.1.2.1 Projection of ignited materials. No person shall drop or throw ignited materials, to include a lighted match, cigar, cigarette, or other flaming or glowing substance from a structure or vehicle.

(64) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **308.1.4** to add Subsection **308.1.4.1** to read as follows:

308.1.4.1 Temporary Food Vender Booths and Mobile Food Preparation Operations. Shall comply with the following:

Fire Extinguishers. Shall be in accordance with Section 906, and:

1. Each vender and/or booth shall have their own fire extinguisher(s) for use.
 - 1.1 Non-cooking vendors – ABC type dry chemical minimum rating of 2-A:10-B:C.
 - 1.2 Cooking with flat grills, fryers, woks, etc., requires a Class K fire extinguisher.
 - 1.3 Cooking not producing grease-laden vapors requires a 3-A:40-B:C extinguisher.

No smoking signs:

1. All food booths and mobile food preparation vehicles equipped with propane shall post a "NO SMOKING" sign next to or directly above the propane tank and visible to the public.
2. Sign shall be posted with a minimum of four-inch lettering on a contrasting background.

Compressed Gas Cylinders:

1. Liquid Propane Gas cylinders must be properly secured and remain secured at all times.
2. Must be stored on the exterior of the vehicle.
3. Must be secured to a fixed object.
4. Minimum of 10-foot clearance between other mobile food preparation vehicles or other combustible materials.

Generators:

1. Fuel tanks should be of adequate capacity to permit uninterrupted operation during normal operating hours.
2. Generators should not be refueled during public hours of the event. Generators shall not be refueled when the engine is running or hot and shall be performed at least twenty (20) feet from tents, canopies, and membrane structures.
3. Generators shall be isolated from contact with the public.
4. Storage of gasoline or diesel fuel is not allowed near generators or in food/vender booths.

Electrical:

1. Only heavy-duty three prong extension cords should be used. Extension cords shall be of sufficient gauge wire and type to serve the rated ampacity of equipment and/or appliance being powered and be UL Listed.
2. Electrical wiring, devices, appliances and other equipment are to be in good working condition without splices, deterioration or damage. No modified or damaged equipment is to be used.
3. Power strips are allowable, but at no time can be "daisy chained" (plugging one power strip into another) together and are only allowed for low amp electronics.
4. Power strips are not permitted to be used as power taps for fans, refrigeration, cooking, heating, and similar appliances or equipment. Separate power cords should be used for each appliance.

Mobile Food Preparation Vehicles:

1. The cooking of foods using a flat grill, fryer, char grill, or other device inside a truck or trailer will require an exhaust hood and fire suppression system.

Exemption: B-B-Que pits on open trailers.

Open-flame cooking devices associated with food booths:

1. All cooking equipment shall be of an *approved* type.
2. All food booths with cooking operations shall be required to have their own portable fire extinguishers in accordance with Section 904.12.5. The extinguisher must be currently inspected by a Texas licensed fire extinguisher company with a current inspection tag attached. Required inspection once a year.
3. Food booths shall be located a minimum of 20 feet (6096 mm) from any permanent structure.
4. Food booths utilized for cooking operations shall have a minimum of 10 feet (3048 mm) separation between booths, vehicles, or trailers. Where *approved* by the *fire code official* and when due to limited space where a 10 foot clearance is not possible on all sides, and where a 20 foot clearance is provided on two opposite sides no more than two booths shall be placed

- side-by-side and a three (3) foot aisle space shall be maintained between the two (2) booths and 10 foot clearance is maintained on each side of groups of two (2) booths.
5. Exit openings shall be a minimum of 32 inches (813 mm) wide and 74 inches (1880 mm) in height. Unobstructed exist access shall be provided from all food booths.
 6. Combustible storage and materials shall not be within 5 feet (1524 mm) of solid fuel burning apparatus, gas burners, or open flames.
 7. There may be no storage of liquid or compress gas fuel(s) in the food booths. Except for the liquid or compressed gas container attached to the cooking device.
 8. A minimum of 18 inches (457 mm) shall be provided between the food booth and cooking appliance.
 9. A minimum of 5 feet (1524 mm) of clearance must be maintained between the public and all cooking devices.
 10. A minimum of 18 inches (457 mm) shall be provided between deep fat frying appliance, woks, flat top grills, and/or open flame stoves or devices. Where less than 18 inches deep-fat fryers shall have a steel baffle between the fryer and surface flames of an adjacent appliance. The baffle shall be 8 inches in height and be the full depth of the appliance.

Coleman stoves or equivalent associated with food booths:

1. No gasoline or kerosene may be used, unless the device is specifically designed and listed for that fuel.
2. No fueling of stove may be done in the food booth.
3. There may be no storage of fuel in the food booth.

Butane or propane equipment associated with food booths:

1. The maximum size of Liquid Petroleum Gas tanks that can be used inside of a booth is 1.5 gallons (5.6 L) or less. Liquid Petroleum Gas tanks with more than 1.5 gallons shall be located outside of food booth. Not more than 1 spare Liquid Petroleum Gas container per booth, with an aggregate weight not exceeding 20 pounds shall be allowed to be stored outside of the food booth.
2. Cooking appliances shall have an on-off valve. Tank shut-off valves shall not be used as an on-off valve for the appliance.
3. Any hose(s) used to pipe LP Gas to a device shall be listed by UL, FM, or other approved agency and listed specifically for LP Gas service or use. All valves, couplings, fittings, and any other devices shall meet the requirements for LP Gas Service as outlined in the *Uniform Mechanical Code*, NFPA 54 and 58, or will be deemed unapproved and removed from service.
4. All tanks must be protected from damage and secured in the upright position.
5. Tanks located outside of booths must have a pressure regulator if in excess of 5-gallon capacity.
6. Liquid Petroleum Gas tanks shall not be located within 10 feet of a building door or window.
7. All valves must be turned off when appliances/ tanks are not in use.
8. Emptied liquid or compressed gas tanks or cylinders are to be removed from the site immediately after use.
9. Prior to use, all connections must be tested for leaks (may be done with a soap and water solution).

Solid fuel cooking associated with food booths:

1. Solid fuel cooking is prohibited inside of booths.
2. Solid fuel cooking shall be performed only in areas with a safe clearance away from the public.
3. Only commercially sold charcoal lighter fluid, electric starters, or propane torch may be used (no gasoline, kerosene, etc.).
4. Storage of starter fuel in the booth is not permitted.
5. Barbecue and solid fuel burning units shall be constantly attended while in use or until cool.

6. Coals shall be disposed of only in metal containers that have been designated for such use and are approved by the *fire code official*.
7. Dumping of coals in trash containers is prohibited.

Decorations:

1. All decorative material shall be at least six (6) feet away from any open flame, cooking element, or heat source or be flame resistant.

(65) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **310.1** to read as follows:

310.1 General. The smoking or carrying of a lighted pipe, cigar, cigarette, or any other type of smoking paraphernalia or material is prohibited in the areas indicated in Sections 310.2 through 310.8 and prohibited in all public places within the city limits of the City of Cibolo and in accordance with the provisions of *City of Cibolo ordinances*.

(66) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **311.6** to read as follows:

311.6 Unoccupied tenant spaces in mall buildings, strip centers or lease spaces. Unoccupied tenant spaces in covered and open mall buildings, strip centers or lease spaces shall be:

1. Kept free from the storage of any materials.
2. Separated from the remainder of the building by partitions of not less than 0.5-inch-thick (12.7 mm) gypsum board or an *approved* equivalent and to the underside of the ceiling of the adjoining tenant spaces.
3. Secured openings and all doors shall be kept key locked in the closed position except during that time when open for inspection and/or cleaning.
4. Kept free from combustible waste and be broom swept clean.

(67) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **312.1** to read as follows:

312.1 General. Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other *approved* physical barriers that comply with Section 312.3.

New and existing care facilities shall provide vehicle impact protection in accordance with Section 312.1 where any one of the following conditions exists:

1. Buildings or facilities without above grade foundations and structural exterior walls.
2. Buildings or facilities with at grade foundations.
3. Buildings or facilities having unobstructed vehicle access to the building or area. Tire stops, curbs, sidewalks or similar do not count as protection, barriers, or obstructions.

(68) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **313.1** to read as follows:

313.1 General. Fueled equipment including, but not limited to, portable generators and portable cooking equipment, motorcycles, mopeds, go-carts, golf carts, lawn-care equipment, and similar shall not be fueled, defueled, stored, operated, or repaired within a building.

Exceptions:

1. Buildings or rooms constructed for such use in accordance with the *International Building Code*.
2. Where allowed by Section 314.
3. Storage of equipment utilized for maintenance purposes is allowed in *approved*

locations where the aggregate fuel capacity of the stored equipment does not exceed 10 gallons (38 L) and the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.

(69) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **315.3.1** to read as follows:

315.3.1 Ceiling clearance. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings and not less than 18 inches (457 mm) below the level plane of the sprinkler head deflectors in sprinklered areas of buildings.

(70) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **315.3.3** to amend a misprint to the Edition printing to read as follows:

315.3.3 Equipment rooms. Combustible material shall not be stored in boiler rooms, mechanical rooms, elevator machine rooms, electrical equipment rooms or in *fire command centers* as specified in Section 508.1.5.

(71) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **315.4** to read as follows:

315.4 Outside storage. Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a property or lot line.

Exceptions:

1. The separation distance is allowed to be reduced to 5 feet (1524 mm) for storage not exceeding 6 feet (1829 mm) in height and the *fire code official* determines that no hazard to the adjoining property exists.
2. The separation distance is allowed to be reduced when the *fire code official* determines that no hazard to the adjoining property exists.

(72) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **316.4** to read as follows:

316.4 Obstructions on roofs. Wires, cables, ropes, antennas, or other suspended obstructions installed on the roof of a building having a roof slope of less than 30 degrees (0.52 rad) shall not create an obstruction that is less than 7 feet (2133 mm) high above the surface of the roof.

Exceptions:

1. Such obstruction shall be permitted where the wire, cable, rope, antenna or suspended obstruction is encased in a white, 2-inch (51 mm) minimum diameter plastic pipe or an *approved* equivalent and where such obstruction is not located across a marked, designated, or implied walking surface.
2. Such obstruction shall be permitted where there is a solid obstruction below such that accidentally walking into the wire, cable, rope, antenna or suspended obstruction is not possible.

(73) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **316.6.2** to read as follows:

316.6.2 Outdoor storage. Outdoor storage within the utility easement underneath high-voltage transmission lines shall be limited to noncombustible material. Storage of hazardous materials including, but not limited to, *flammable* and *combustible liquids* is prohibited.

Exception: Combustible storage, including vehicles and fuel storage for backup power equipment serving public utility equipment, is allowed, provided that a plan indicating the storage configuration is submitted and *approved*, and a letter of approval from the electric utility provider is submitted to the city with the plan submittal.

(74) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **317.1** to amend a misprint to the Edition printing to read as follows:

317.1 General. Landscaped roofs shall be installed and maintained in accordance with Sections 317.2 through 317.5 and Sections 1505 and 1507.15 of the *Building Code*.

(75) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **319.1** to read as follows:

319.1 General. Mobile food preparation vehicles shall comply with this section.

(76) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **319.4** to add **319.4.3** to read as follows:

319.4.3 Fire extinguisher for generators. Portable generators shall have a (3-A:40-B:C) portable fire extinguisher in addition to the other fire extinguishers.

(77) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **319.5** to read as follows:

319.5 Appliance connection to fuel supply piping. Gas cooking appliances shall be secured in place and connected to fuel-supply piping with an appliance connector complying with ANSI Z21.69/CSA 6.16. The connector installation shall be configured in accordance with the manufacturer's installation instructions. Movement of appliances shall be limited by restraining devices installed in accordance with the connector and appliance manufacturer's instructions. Appliances shall be secured in position to prevent shifting or movement during travel and an approved method shall be provided that will ensure that the appliance is returned to the design location after cleaning or movement of the appliance. Appliances on casters or legs without casters shall be provided with caster or leg positioning devices securely attached to the floor. Where appliances do not appear to be properly located the *fire code official* is authorized to require an evaluation of the fixed suppression system to ensure all appliances are correctly positioned and the correct nozzles are in place.

(78) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **319.7.2** to read as follows:

319.7.2 Nonmetallic storage tanks. Nonmetallic cooking oil storage tanks shall be installed in accordance with the tank manufacturer's instructions and shall comply with both of the following:

1. Tanks shall be *listed* for use with cooking oil, including maximum temperature to which the tank will be exposed during use.
2. Tank capacity shall not exceed 60 gallons (227 L) per tank.

(79) CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS is hereby amended by amending **401.8** to read as follows:

401.8 Interference with fire department operations. It shall be unlawful to interfere with, attempt to interfere with, conspire to interfere with, obstruct or restrict the mobility of or block the path of travel of a fire department emergency vehicle in any way, or to interfere with, attempt to interfere with, conspire to interfere with, obstruct or hamper any fire department operation. When requested to make location, no owner, agent, or responsible person shall fail to respond to the location of the fire or other emergency or fail to make contact with the fire code official.

(80) CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS is hereby amended by amending **403.7.2** to amend a misprint to the Edition printing to read as follows:

403.7.2 Group I-2 occupancies. Group I-2 occupancies shall comply with Sections 403.7.2.1 through 403.7.2.5.

(81) CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS is hereby amended by amending **Table 405.3** to read as follows:

**TABLE 405.3
FIRE AND EVACUATION DRILL FREQUENCY AND PARTICIPATION**

GROUP OR OCCUPANCY	FREQUENCY	PARTICIPATION
Group A	Quarterly	Staff
Group B ^a	Annually	All occupants
Group B (Ambulatory care facilities)	Quarterly on each shift	Staff
Group B ^a (Clinic, outpatient)	Annually	Staff
Group E	Monthly	All occupants
Group F	Annually	Employees
Group I-1 ^c	Semiannually on each shift	All occupants
Group I-2	Quarterly on each shift	Staff
Group I-3	Quarterly on each shift	Staff
Group I-4	Monthly on each shift	All occupants
Group R-1	Quarterly on each shift	Employees
Group R-2 ^b	Four annually	All occupants
Group R-4 ^c	Semiannually on each shift	All occupants

- a. Emergency evacuation drills are required in Group B buildings having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.
- b. Emergency evacuation drills in Group R-2 college and university buildings shall be in accordance with Section 403.9.2.1. Other Group R-2 occupancies shall be in accordance with Section 403.9.2.2.
- c. In Groups I-1 and R-4, See Section 403.7.1.4 and 403.9.3.4 for additional drills for staff.

(82) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **501.3** to read as follows:

501.3 Construction documents. *Construction documents* for proposed site development and/or building construction shall include fire apparatus access, location of *fire lanes*, security gates across fire apparatus access roads and *construction documents* and hydraulic calculations for fire flow for proposed buildings and for fire hydrant systems shall be submitted to the Permit Office or 3rd party fire inspector for review and permitting prior to construction. A Fire Protection Plan Sheet (labeled as such) shall be submitted with the site plan construction documents *Construction documents* shall be drawn to an indicated scale, on sheets of uniform size, and shall show and include, but not be limited to, the following:

1. Property owners name, address, and contact information, developers name, address, and contact information, Engineers name, address, and contact information,
2. Compass Reading in the form of a North indicating arrow,
3. Property and/or Lot Lines,
4. Street Frontage,
5. Location of all buildings (existing and proposed), to include type of construction and proposed use,
6. Emergency apparatus access roads (i.e. fire lanes) to buildings. Fire lanes shall be highlighted and shall include dimensions (width, turning radii, clearance to overhead obstructions, support design requirement, etc.) and distance to all portions of the building(s),
7. Fences, gates, walls, retaining walls (to include heights of retaining walls), streams, and other obstructions to firefighter access,
8. Location of all fire hydrants (existing and proposed). This shall include the direction and distance to all hydrants not shown on the site plan, but within one thousand (1000) feet of the

- building(s) to be protected, to include measured distance from hydrant(s) to all portions of the building(s),
9. Location of all aboveground and underground utilities (electric, gas water, etc.) along or across the property and up to the building(s) with proposed location of meters,
 10. Size (diameter and length) and location of all water main piping (proposed and existing). The pressure class and type of new pipe to be installed shall be identified,
 11. Size, type, and location of valves including post indicator valves (if they are located in a pit), control room(s), automatic sprinkler system shut-off, etc.
 12. The location, type, and size of backflow prevention device(s), where installed,
 13. Location of Fire Department Connection(s) supplying automatic sprinkler risers and standpipe risers,
 14. Location of all automatic sprinkler piping and standpipe riser piping,
 15. Other water supplies where applicable, and
 16. Current fire flow data for determining construction type and fire sprinkler requirements.

(83) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **501.3.1** to amend a misprint to the Edition printing to read as follows:

501.3.1 Site safety plan. The *owner* or *owner's* authorized agent shall be responsible for the development, implementation and maintenance of an *approved* written *site safety plan* in accordance with Section 3303.

(84) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **503.1.1** to read as follows:

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building, dwelling, or portion of a building hereafter constructed or moved into or within the jurisdiction. The minimum street, road, drive, or lane width for streets, roads, drives, or lanes with fire hydrants along them is 26 feet curb face to curb face or clear unobstructed driving surface. Where streets, roads, or lanes have islands, curbs, or other obstructions present the 26-foot width is considered to be met when a minimum 20-foot curb face to curb face or clear unobstructed driving surfaces are provided on both sides of the obstruction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility, building, or dwelling and all portions of the *exterior walls* of the first story of the building as measured by an *approved* accessible route around the exterior of the building or facility. Facilities, buildings, or dwellings without fully accessible side yards to the rear and/or rear yards that are fenced, cross fenced, or designed in a manner that would create a land locked rear yard or otherwise obstructed preventing access for fire or emergency rescue operations shall provide *approved* fire apparatus access roads along the rear of the properties or lots.

Exception:

1. When request is made and evaluated by the *fire code official* based on the site, property conditions, and/or other factors the *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - 1.1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1.
 - 1.2. There are not more than two Group R-3 or Group U occupancies, and where fire hydrants supplied from public water mains and are within 400 feet (122 m) of all portions of the dwelling or building and all portions of the *exterior walls* of the first story of the dwelling or building as measured by an *approved* accessible route around the exterior of the dwelling or building.
 - 1.3. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades, or other similar conditions, and an *approved* alternative means of fire protection is provided.

2. Where approved by the *fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

The *fire code official* is authorized to require existing facilities, buildings, or portions of a building to comply with this section.

(85) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **503.2.1** to read as follows:

503.2.1 Dimensions. Fire apparatus access roads with a fire hydrant shall have an unobstructed width of not less than 26 feet (7925 mm) curb face to curb face or clear unobstructed driving surface the length of the road. Where fire apparatus access roads have islands, curbs, or other obstructions present the 26-foot width is considered to be met when a minimum 20-foot curb face to curb face or clear unobstructed driving surfaces are provided on both sides of the obstruction. Fire apparatus access roads without a fire hydrant shall have an unobstructed width of not less than 20 feet (6096 mm) curb face to curb face or clear unobstructed driving surface, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4268 mm). All surface width measurements without curbs are exclusive of shoulders.

(86) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **503.2.4** to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be 50 foot outside radius and 28 foot inside radius the *fire code official* is authorized to adjust the radius if determined necessary based on any conditions present.

(87) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **503.2.7** to read as follows:

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus and shall not exceed 8 percent. Fire apparatus access roads shall not have high or low elevation changes that would allow an apparatus to bottom out the center of, or nose into, or cause the rear of the apparatus to drag the surface.

(88) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **503.2.8** to read as follows:

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus. Fire apparatus access roads shall not have high or low elevation changes that would allow an apparatus to bottom out the center of, or nose into, or cause the rear of the apparatus to drag the surface. Designers are required to contact the *fire code official* for updated apparatus information. (See Figure 508.2.8)

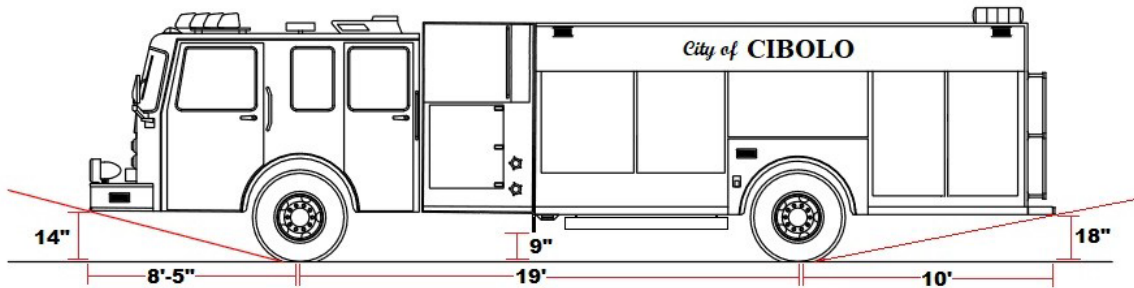


FIGURE 503.2.8
Apparatus Angles of Approach and Departure

(89) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **503.3** to read as follows:

503.3 Markings. Where required by the *fire code official*, approved signs or other approved notices or markings that include the words NO PARKING — FIRE LANE — TOW / AWAY ZONE shall be provided for fire apparatus access roads and/or fire lanes to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clear and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility and shall comply with Section D103.6.

(90) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **503.5** to read as follows:

503.5 Required gates or barricades. The *fire code official* is authorized to require the installation and maintenance of gates or other *approved* barricades across fire apparatus access roads, trails or other accessways, not including county roads or highways. Electric gate operators, where provided shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. Gates or barricades shall also meet the requirements of Section 503.6.

(91) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **503.6** to read as follows:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the *fire code official*. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. Electric gate operators using a keyed switch shall have a switch that allows for key removal when the switch is left in the emergency open position keeping the gate open until the key switch has been returned to the normal position.

The current key in use is by the Knox® Company. Security gates and gates across a fire apparatus access road shall have a minimum 20 foot (6096 mm) clear width opening (wider opening where required as part of an emergency access lane). Security gates and gates across a fire apparatus access road shall swing in the direction of travel towards the building(s) or development or open horizontally to avoid the backing up of apparatus.

(92) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **504.3** to read as follows:

504.3 Stairway access to roof and roof hatch or trap door access to a roof. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. *Stairway* access to the roof in buildings of any story shall be in accordance with Section 1011.12. Such *stairway* shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification. In buildings of any story where access to the roof is provided by a roof hatch or trap door the opening shall not be less than 16 square feet (1.5 m²) in area and having a minimum dimension of 32 inches (813 mm).

(93) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **505.1** to read as follows:

505.1 Address identification. New and existing buildings and complexes to include all buildings in a complex shall have *approved* address numbers, building numbers, or be provided with *approved* address identification. The address identification shall be legible and the preferred location shall be in the upper corner near the roof line or placed in an *approved* position on the building 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. Address numbers shall be of a size clearly visible from the street or road the building is addressed off of, at a minimum each character shall be not less than 6 inches (152 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). For buildings with individual suites, the suite numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm) and be placed above the suite entry door. Tenant spaces with secondary access/exit doors accessible from corridors or the exterior of the building shall be provided with tenant identification by business name and complete address. Where buildings have access from a street or road other than the one address off of the address number and street name shall be posted on that side of the building or at the entry or 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 cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. Where there are multiple buildings in a complex or at a single property address, each building shall have building numbers or letters posted on the buildings in a location that is plainly legible and visible from the nearest emergency apparatus access road. Temporary addresses during construction shall be posted on signs at or near the entry and be clearly visible, maintained, and unobstructed at all times.

(94) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **506.1** to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the *fire code official* is authorized to require one or more key boxes to be installed in an *approved* location in new construction and in existing buildings and structures. The mounting height of the key box should be 5 foot 6 inches (1676 mm) to not more than 6 feet (1829 mm) above finished floor or *approved* solid standing surface. Where the key box serves one door the key box shall be mounted on the latch side of the door opening. On new construction the key box shall be recess mounted in the wall. The key box shall be of an *approved* type Knox® rapid entry system and shall contain keys to gain necessary access to all portions and areas of buildings and keys to all life safety systems as required by the *fire code official*. The *fire code official* will require all businesses, buildings, and places open to the public in the City of Cibolo to install approved key boxes for full building access and key boxes for fire service elevator keys complying with Section 506.1.2. The key box type and brand shall be a Knox® rapid entry system the fire department currently has a master key for. Access to key boxes shall not be obstructed.

(95) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.2** to read as follows:

507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. Water mains public or private supplying fire hydrants shall be a minimum 8-inch (203 mm) diameter or larger as hydraulically calculated for the designed flow needed. Where public or private water mains supplying fire mains exceeds 100 linear feet (30 480 mm) from the point of connection at the municipal main to a fire hydrant, alarm check valve, or similar device a backflow prevention device shall be installed at or near the property line closest to the point of connection. Fire lines supplying system risers shall be hydraulically calculated and provide for a 5 psi (0.3 bar) safety factor. Fire department connection piping shall not be sized smaller than the largest system riser. Water pressure in private fire mains shall not be less than 35 psi (2.3 bar) with no fire hydrants in use. When fire hydrants are in use supplying the required fire flow, water pressure in the main at the fire hydrant discharge level shall not be less than 20 psi (1.4 bar) residual.

(96) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.3** to read as follows:

507.3 Fire flow. Fire Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an *approved* method acceptable to the *fire code official* and in accordance with Appendix B and Section B1000. Fire flow tests shall be submitted to determine available water for the proposed building(s) size and type of construction and for fire sprinkler system designs. Fire flow tests shall be submitted with Site Plans to determine available water for the proposed building(s) size and type of construction and fire flow tests shall be submitted for fire sprinkler system plan designs. Fire flow tests shall be good for one year after date of testing. Fire flow tests shall be witnessed by the Fire Marshal or his or her designee and water purveyor.

(97) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.4** to read as follows:

507.4 Water supply test. The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official* his or her designee and water purveyor or *approved* documentation of the test shall be provided to the *fire code official* prior to final *approval* of the water supply system. Water supply tests shall be performed in accordance with NFPA Standards and Appendix B Section B1000.

(98) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.5** to read as follows:

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6, Appendix B Section B1000, and Appendix C. Fire hydrant requirements shall include, but not be limited to the following:

1. Hydrant manufacture to be Muller or East Jordan,
2. Hydrant barrel to be minimum 5 ¼ inch,
3. Hydrant to be left open – right close,
4. Hydrant to have two 2 ½ inch hose nozzles,
5. Hydrant to have intergraded factory installed 5-inch Storz pumper nozzle, and
6. Hydrants shall be factory painted in one of the following colors, Public hydrants – Red, Private hydrants – Chrome Yellow (as defined by NFPA), and
7. Public hydrants in Green Valley Special Utility District shall be in accordance with their standards.

(99) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.5.1** to read as follows:

507.5.1 Where required. Where any portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a fire hydrant on a fire apparatus access road or adjacent public street, as measured by an *approved* accessible route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*. Fire hydrants shall be within four hundred (400') feet of all portions of buildings as measured by the path of travel around objects and obstructions not by radius of coverage. The measurement around buildings shall be as a loosely rounded line and not measured tight against the building. Distance from fire hydrant to all buildings shall be measured along the centerline of the lane, street, or road up to and around the building. For the purpose of required fire hydrants and fire hydrant spacing fire hydrants at the ends of Cul-De-Sac's and dead ends will not count as one of the required fire hydrants. High value buildings, property and/or hazardous buildings, property fire hydrants shall be required near intersections and where any portion of the facility or building hereafter constructed or moved into a within the jurisdiction is more than 300 feet (91 m) from a fire hydrant on a fire apparatus access road or adjacent public street, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*. High value buildings, property shall be determined by the *Economic Development Corporation* and hazardous buildings, property shall be determined by the *fire code official*.

Exceptions:

1. For Group R-3 one- and two-family dwellings in Platted residential subdivisions the distance requirement shall be 400 feet (122 m) and 600 feet (183 mm) in rural un- platted property.
2. For Group U occupancies the distance requirement shall be 600 feet (183 m).
3. Group U buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 the distance may be increased to 500 feet (152 m) where *approved* by the *fire code official* except where required by Appendix C.

- A. Where *approved* in rural areas of the jurisdiction as per Section B103.3, and where it is not feasible due to the cost of extending water lines at the time of development, and where *approved* by the fire code official commercial buildings, upon being evaluated based on the site, size of the development, property conditions, number of buildings, emergency apparatus access, fire and life safety concerns, and/or any other factors such as the total square footage of the building, the type of construction, the occupancy group, and the actual use of the proposed building(s) may be permitted to install on-site water storage tanks. On-site water storage tanks shall be installed in accordance with NFPA 22 and sized in accordance with the fire code official based on the largest proposed buildings to include proposed auxiliary buildings for fire flow for emergency firefighting operations.
 - B. Where *approved* in rural areas of the jurisdiction as per Section B103.3, and where it is not feasible due to the cost of extending water lines at the time of development, and where *approved* by the fire code official Group R-3 homes, upon being evaluated based on the site, property conditions, emergency apparatus access, fire and life safety concerns, and/or any other factors such as the total square footage of the single-family dwelling, the type of construction the proposed dwelling(s) may be permitted to install on-site water storage tanks. On-site water storage tanks shall be installed in accordance with NFPA 22 and sized in accordance with the fire code official based on the largest proposed buildings to include proposed auxiliary buildings for fire flow for emergency firefighting operations.
1. For Group R-3 developments having one up to no more than two residential dwellings where the above water supply and fire hydrant coverage is not met the following will be needed:
 - 1.1 Each dwelling shall have an approved water storage tank installed in accordance with NFPA 22 and sized in accordance with the fire code official based on the largest proposed dwelling to include proposed auxiliary buildings. The proposed water storage tank shall be design in accordance with the design standards outlined by the fire code official,
 - 1.2 Shared ingress/egress, and emergency access road/lane, and
 - 1.3 An approved emergency apparatus access road to the last and/or farthest Lot with an approved emergency apparatus turnaround.
 2. For Group R-3 developments having no more than three residential dwellings all of the following conditions will be needed.
 - 1.1 Shared ingress/egress, and emergency access road/lane in the form of an approved emergency apparatus access road to be a public or private street designed in accordance with the Unified Development Code and Design Construction Manual to the last and/or farthest Lot in accordance with Section 503 and Appendix D and be within 150 feet (45 720 mm) of all portions of the buildings with an approved emergency apparatus turnaround, and
 - 1.2 Each dwelling shall have an approved water storage tank installed in accordance with NFPA 22 and sized in accordance with the fire code official based on the largest proposed dwellings or buildings to include proposed or potential auxiliary buildings. The water storage tank shall be located adjacent to a public right-of-way or private street. Water mains and fire hydrants shall be installed along the public or private street in accordance with the standards and requirements of the water system Purveyor and with Section 503 and Appendix B for future connection to public water mains. The proposed water storage tank shall be design in accordance with the design standards outlined by the fire code official.

Exception: A single water storage tank when *approved* by the *fire code official* may be used for the group of dwellings when meeting the following conditions to include, but not be limited to, all of the following:

1. Where development having no more than three residential dwellings and having a home owners or property owners association and having a signed document submitted identifying

the person(s), group, and/or association responsible for the construction of, maintenance, and repair of the water storage tank and all appurtenances associated with the water storage tanks continued operation, and not limited to the maintenance and up keep of the grounds around and access to,

2. The water storage tank is sized for the combined fire flow of the two largest dwellings,
3. The water storage tank is adjacent to a public right-of-way,
4. The water storage tank is connected to a water line with hydrants properly spaced and within the distance requirements to buildings, and where the water lines meet the requirements of the Water Purveyor,
5. The water storage tank is designed and installed in accordance with the Fire Department's design standards, and
6. Any additional requirements the *fire code official* determines is needed based on the site/Lot layouts, property conditions, and/or other factors.

The water storage tank for fire flow shall remain in operation until water mains and fire hydrants are extended to the property/development and are extended upon the development by the owner(s) and/or developer in accordance with Chapter 5 and Appendix B.

3. For Group R-3 developments having more than three residential dwellings the development shall have water mains and fire hydrants connected to a municipal water system in accordance with Sections 507.3, 507.5.1, 507.5.2, 507.5.4, 507.5.5, and 507.5.6 to include an approved emergency apparatus access road to be a public or private street designed in accordance with the Unified Development Code to the last and/or farthest Lot in accordance with Section 503 and Appendix D and be within 150 feet (45 720 mm) of all portions of the buildings with an approved emergency apparatus turnaround.

(100) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.5.1.1** to read as follows:

507.5.1.1 Hydrant for fire department connections and standpipe systems. Buildings equipped with a fire department connection or standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

Exception: The distance shall be permitted to exceed 100 feet (30 480 mm) where *approved* by the *fire code official*.

(101) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.5.4** to read as follows:

507.5.4 Obstruction. Unobstructed access to fire hydrants, fire department connections, and similar appurtenances shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Fire hydrants, fire department connections or fire protection equipment shall not be placed behind fences or barriers without having *approved* gates or openings.

(102) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.5.5** to read as follows:

507.5.5 Clear space around hydrants and fire department connections. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants and fire department connections except as otherwise required or *approved* by the *fire code official*.

A 15 foot (4572 mm) clear no parking distance/space along streets, roads, and fire apparatus access roads shall be maintained to each side of fire hydrants as measured from the centerline of the hydrant barrel.

(103) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **510.3** to read as follows:

510.3 Permit required. A construction permit for the installation of or modification to in- building, two-way emergency responder communication coverage systems and related equipment is required as specified in Section 105.7.5. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. Initial radio signal strength tests do not require permitting. Three copies will be submitted unless otherwise stated by the *fire code official*. Deviation from approved plans shall require prior permission of the *fire code official*. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each floor. Construction documents shall be provided to the *fire code official* in accordance with this code, NFPA 70, and NFPA 72 to include, but not be limited to, all of the following:

1. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
2. The designer's information and qualifications.
3. The installer and tester's information and qualifications.
4. Submit analysis and scope report.
5. Submit (grid maps) full floor plans with the grid overlay with readings (to include the grid maps that did not pass). Unconnected buildings and floors of the same elevation not interconnected at the same elevation are to be considered separate areas.
6. Submit information on type and model of radios and equipment used for testing with calibration dates.
7. Frequencies and systems supported.
8. Locations signals are transmitted and received to and from. Radio tower sites and information.
9. Specifications and information on equipment to be installed.
10. Submit information for back-up power with calculations.
11. Power connection to include location of electrical panel and breaker identification.
12. Manufacturers specification information, data sheets indicating model numbers and listing information for all equipment, devices, and materials.
13. Location of equipment, power supplies, antennas, and wiring schematic indicating wiring methods and locations of conduit, junction boxes, and wiring.
14. Power connection to include location of electrical panel and breaker identification.
15. Level 2 Survivability for both the riser and the branch wiring vertical and horizontal.
16. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations.
17. Any additional information required by the fire code official.

(104) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **510.5** to read as follows:

510.5 Installation requirements. The installation of the public safety radio coverage system shall be in accordance with Sections 510.5.1 through 510.5.4 and *National Fire Protection Association* standards and codes where applicable and not in conflict with this code.

(105) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **510.5.4** to read as follows:

510.5.4 Acceptance test and procedure. Where an emergency responder radio coverage system is required, and upon completion of installation, the building *owner* shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 95 percent. The *fire code official* shall be notified prior to the acceptance test and may witness the acceptance test procedure. The test procedure shall be conducted as follows:

1. Each floor of the building shall be divided into a grid of 20 approximately equal test areas.
2. The test shall be conducted using a calibrated portable radio of the latest brand and model used by the agency talking through the *agency's* radio communications system or equipment approved by the *fire code official*.
3. Failure of not more than two nonadjacent test areas shall not result in failure of the test.
4. In the event that three of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas. Failure of not more than three nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 95-percent coverage requirement.
5. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public *agency's* radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered to be a failure of that test area. Additional test locations shall not be permitted.
6. The gain values of all amplifiers shall be measured and the test measurement results shall be kept on file with the building *owner* so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building *owner* shall be required to rerun the acceptance test to reestablish the gain values.
7. As part of the installation, a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and at subsequent annual inspections.
8. Systems incorporating Class B signal-booster devices or Class B broadband fiber remote devices shall be tested using two portable radios simultaneously conducting subjective voice quality checks. One portable radio shall be positioned not greater than 10 feet (3048 mm) from the indoor antenna. The second portable radio shall be positioned at a distance that represents the farthest distance from any indoor antenna. With both portable radios simultaneously keyed up on different frequencies within the same band, subjective audio testing shall be conducted and comply with dBm levels as specified in Sections

510.4.1.1 and 510.4.1.2.

9. Final test grid maps (full floor plans with the grid overlay with readings) shall be provided to the owner and *fire code official* to show coverage readings and set a base line for future tests as required to show maintained compliance.

The submitted records of inspection and testing should not have open/blank areas. Areas on record of inspection and testing form not used should be identified as Not Used or marked N/A. All end of job documents and as-builts shall be submitted to the permit office.

(106) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **603.4** to amend a misprint to the Edition printing to read as follows:

603.4 Working space and clearances. Working space around electrical equipment shall be provided in accordance with Section 110.26 of NFPA 70 for electrical equipment rated 1,000 volts or less, and Section 110.32 of NFPA 70 for electrical equipment rated over 1,000 volts. The minimum required working space shall be not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm)

in height in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the minimum working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space

(107) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **604.5.1** to amend a misprint to the Edition printing read as follows:

604.5.1 Fire service access elevators and lobbies. Where fire service access elevators are required by Section 3007 of the *International Building Code*, fire service access elevator fire protection and safety features shall be maintained and lobbies required by Section 3007 of the *International Building Code* shall be maintained free of storage and furniture.

(108) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **604.5.2** to amend a misprint to the Edition printing read as follows:

604.5.2 Occupant evacuation elevators and lobbies. Where occupant evacuation elevators are provided in accordance with Section 3008 of the *International Building Code*, occupant evacuation elevator fire protection and safety features shall be maintained and lobbies required by Section 3008 of the *International Building Code* shall be maintained free of storage and furniture.

(109) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **605.4.1.1** to amend a misprint to the Edition printing to read as follows:

605.4.1.1 Approval. Outdoor fuel oil storage tanks shall be in accordance with UL 80, UL 142 or UL 2085.

(110) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **603.5.2** to read as follows:

603.5.2 Application and use. Relocatable power taps, current taps, extension cords, surge protectors, power taps, multiplug adapters, holiday/decorative lighting, and similar shall be plugged directly into an *approved* permanently installed receptacle. Where *approved* multiplug extension cords are used for a fan, audio/visual projector, or similar temporary device, it shall serve only one portable appliance and be temporary in use. Holiday/decorative lighting cords shall not be consecutively connected beyond manufactures recommendation and shall not have any other electrical device connected. Holiday/ decorative lighting cords are for temporary use and shall not be left in place beyond the holiday or event. Holiday/decorative lighting installations shall be permitted for a period not to exceed three weeks and shall not be in place consecutively or more than four times within a 12-month period.

(111) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **603.5.3** to read as follows:

603.5.3 Installation. Relocatable power tap cords, surge protector cords, and similar shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage, or be placed across a path, walkway, or walkable surface. Relocatable power tap cords, surge protector cords, and similar shall not be used as an extension cord and are only for use with low amp sensitive electronics devices. Relocatable power tap cords, surge protector cords, and similar shall be properly supported or attached to building components in accordance with manufactures recommendations.

(112) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending

603.6 to read as follows:

603.6 Extension cords. Extension cords, flexible cord, multiplug adapters, holiday/decorative lighting, and similar shall not be a substitute for permanent wiring and shall be *listed* and *labeled* in accordance with UL 817. Extension cords, multiplug adapters, holiday/decorative lighting, flexible cords, and similar shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage, physical impact, or be placed across a path, walkway, or walkable surface. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Exemption: Holiday/decorative lighting is permitted to be attached to structures when in accordance with manufactures recommendations.

(113) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **603** to add **603.11** to read as follows:

603.11 Appliances. Electrical appliances and fixtures shall be tested and *listed* in published reports of inspected electrical equipment by an *approved* agency and installed and maintained in accordance with all instructions included as part of such listing. Appliances to include but not limited to refrigerators, microwaves, coffee makers, paper shredders, and similar shall be directly connected to a permanently installed receptacle.

(114) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **604.6** to read as follows:

604.6 Elevator keys. All elevators shall be provided with elevator car door and fire-fighter service keys in accordance with Sections 604.6.1 through 604.6.2.4. Keys for the elevator car doors and fire-fighter service keys shall be kept in an *approved* location for immediate use by the fire department or provided to the fire department. Keys for the elevator car doors and fire- fighter service keys shall be stored in an elevator key box located at the elevator or elevator lobby and the type Knox® rapid entry system one the fire department currently has a master key for.

(115) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending [M] 606.2 to read as follows:

[M] 606.2 **Where required.** A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances that are used outside of residential occupancies and are used in a commercial setting or commercial food service establishment used for commercial purposes that produce grease vapor.

Exception:

1. A commercial grade residential vent/hood extinguishing system is permitted to be utilized in accordance with Section 904.14 when domestic cooking appliances are only utilized in the following:
 - 1.1. Employee Break Rooms.
 - 1.2. Licensed Care Facilities operating in Group R-3 occupancy.
 - 1.3. Group E occupancy - classrooms utilized for training in food preparation.
 - 1.4. Group R-2 college dormitories where domestic cooking facilities are installed in accordance with Section 420.10 of the *International Building Code*.
2. Factory-built commercial exhaust hoods that are *listed* and *labeled* in accordance with UL 710, and installed in accordance with Section 304.1 of the *International Mechanical Code*, shall not be required to comply with Sections 507.1.5, 507.2.3, 507.2.5, 507.2.8, 507.3.1, 507.3.3, 507.4 and 507.5 of the *International Mechanical Code*.
3. Factory-built commercial cooking recirculating systems that are *listed* and *labeled* in accordance with UL 710B, and installed in accordance with Section 304.1 of the *International Mechanical Code*, shall not be required to comply with Sections 507.1.5, 507.2.3, 507.2.5, 507.2.8, 507.3.1, 507.3.3, 507.4 and 507.5 of the *International Mechanical Code*. Spaces in which such systems are located shall be considered to be kitchens and shall be ventilated in accordance with Table 403.3.1.1 of the *International Mechanical Code*. For the purpose of determining the floor area required to be ventilated, each individual appliance shall be considered as occupying not less than 100 square feet (9.3 m²).
4. Where cooking appliances are equipped with integral down-draft exhaust systems and such appliances and exhaust systems are *listed* and *labeled* for the application in accordance with NFPA 96, a hood shall not be required at or above them.

(116) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending 606.3.3.3.1 to read as follows:

606.3.3.3.1 Tags. When a commercial kitchen hood or duct system is inspected or cleaned, a tag containing the service provider name, address, telephone number, and date of service shall be provided in a conspicuous location, and for cleaning the next scheduled cleaning date. Prior tags shall be covered or removed.

(117) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending 606.4 to read as follows:

606.4 Appliance connection to building utilities. Gas-fired commercial cooking appliances installed on casters or legs without casters and appliances that are moved for cleaning and sanitation purposes shall be connected to the piping system with an appliance connector *listed* as complying with ANSI Z21.69/CSA 6.16. The commercial cooking appliance connector installation shall be configured in accordance with the manufacturer's installation instructions. Movement of appliances with casters or legs without casters shall be limited by a restraining device installed in accordance with

the connector and appliance manufacturer's instructions. The restraining device shall be properly secured to the appliance and building component.

(118) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **606.4** to add Subsection **609.4.1** as follows:

606.4.1 Appliance docking. An approved method shall be provided that will ensure that the appliance is returned to the design location. Appliances on casters or legs without casters shall be provided with caster or leg positioning devices securely attached to the floor. Where appliances do not appear to be properly located the *fire code official* is authorized to require an evaluation of the fixed suppression system to ensure all appliances are correctly positioned and the correct nozzles are in place.

(119) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **607.3** to read as follows:

607.3 Nonmetallic storage tanks. Nonmetallic cooking oil storage tanks shall be *listed* in accordance with UL 2152 and shall be installed in accordance with the tank manufacturer's instructions and shall also comply with all of the following:

1. Tanks shall be *listed* for use with cooking oil, including the maximum temperature to which the tank will be exposed during use.
2. Tank capacity shall not exceed 60 gallons (227 L) per tank.
3. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1.

(120) CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES is hereby amended by amending **701.1** to read as follows:

701.1 Scope. The provisions of this chapter shall govern the inspection and maintenance of the materials, systems and assemblies used for structural *fire resistance*, *fire-resistance-rated* construction separation of adjacent spaces and construction installed to resist the passage of smoke to safeguard against the spread of fire, smoke, and products of combustion within a building and the spread of fire to or from buildings. New buildings shall comply with the *International Building Code*.

(121) CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES is hereby amended by amending **701** to add Subsection **701.8** to read as follows:

701.8 Fire walls, fire barriers, and fire partitions. Required *fire walls*, *fire barriers*, and *fire partitions* shall not terminate at a glass window or glazed partition and shall be maintained to prevent the passage of fire or products of combustion. Openings protected with *approved* doors or fire dampers shall be maintained in accordance with NFPA 80.

(122) CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES is hereby amended by amending **701** to add Subsection **701.9** to read as follows:

701.9 Occupancy separation. In a multiple occupancy building, where there is an undefined or unknown future occupancy area, all interior occupancy separation walls shall be a minimum of two (2) hour fire walls or fire barrier walls, completed and finished on both sides. Any fire rated wall, regardless of rating, may not terminate at a glass window or glazed partition.

Exceptions: In a fully sprinkled, multiple occupancy building, where there is an undefined or unknown future occupancy area that does not contain Group H, Group F-1 or Group S-1 occupancies, all interior occupancy separation walls shall be a minimum of one (1) hour fire walls or fire barrier walls, completed and finished on both sides. If using this exception, Group H, Group F-1 or Group S-1 occupancies will be prohibited from occupying the space unless they comply fully with Section 707.3.10 or Section 708.1 of the 2015 International Building Code whichever has the greatest fire protection rating.

(123) CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES is hereby amended by amending **705.2.2** to read as follows:

705.2.2 Signs. Where required by the *fire code official*, a sign shall be permanently displayed on or near each fire door each side in letters not less than 2 inch (51 mm) high and of contrasting color to the background (preferably white background with red letters) to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR -- DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR -- KEEP CLOSED -- DO NOT BLOCK.
3. For doors designed for fire department access: FIRE DOOR -- DO NOT BLOCK

(124) CHAPTER 8 INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS is hereby amended by amending **807.5.2.2** to read as follows:

807.5.2.2 Artwork in corridors. Artwork, decorations, and teaching materials shall be limited on the walls of *corridors* to not more than 20 percent of the wall area, and no artwork, decorations, or teaching materials shall be on classroom doors, and artwork, decorations, and teaching materials shall not be attached to the ceilings in *corridors*.

No artwork, decorations, or teaching materials shall be attached to classroom doors or any doors that are part of the means of egress.

Exception: Where an *approved* sheet of material used for teacher student information.

(125) CHAPTER 8 INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS is hereby amended by amending **807.5.2.3** to read as follows:

807.5.2.3 Artwork in classrooms. Artwork, decorations, and teaching materials shall be limited on the walls of classrooms to not more than 20 percent of the specific wall area to which they are attached in building without *approved fire sprinkler systems* and 50 percent of the specific wall area to which they are attached in buildings fully protected with an *approved fire sprinkler systems* and combustible artwork, decorations, and teaching materials shall not be attached to the ceilings. The *fire code official* is authorized to require the removal of consolidated combustibles materials within or over the allowable percentages when deemed a potential hazard.

Exemption: Suspended noncombustible artwork, decorations, or teaching materials shall not exceed 10 percent of the specific ceiling area and not be within 4 feet of a fire sprinkler head. Ceiling grids shall be evaluated by manufactures specifications or other means to ensure no restrictions to additional attachments and loading.

No artwork, decorations, or teaching materials shall be attached to classroom doors or any doors that are part of the means of egress.

Exception: Where an *approved* sheet of material used for teacher student information.

(126) CHAPTER 8 INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS is hereby amended by amending **807.5.5.2** to read as follows:

807.5.5.2 Artwork in corridors. Artwork, decorations, and teaching materials shall be limited on the walls of *corridors* to not more than 20 percent of the wall area, and artwork, decorations, and teaching materials shall not be attached to the ceilings in *corridors*.

No artwork, decorations, or teaching materials shall be attached to classroom doors or any doors that are part of the means of egress.

Exception: Where an *approved* sheet of material used for teacher student information.

(127) CHAPTER 8 INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS is hereby amended by amending **807.5.5.3** to read as follows:

807.5.5.3 Artwork in classrooms. Artwork, decorations, and teaching materials shall be limited on the walls of classrooms to not more than 20 percent of the specific wall area to which they are attached in building without *approved fire sprinkler systems* and 50 percent of the specific wall area to which they are attached in buildings fully protected with an *approved fire sprinkler systems* and combustible artwork, decorations, and teaching materials shall not be attached to the ceilings. The *fire code official* is authorized to require the removal of consolidated combustibles materials within or over the allowable percentages when deemed a potential hazard.

Exemption: Suspended noncombustible artwork, decorations, or teaching materials shall not exceed 10 percent of the specific ceiling area and not be within 4 feet of a fire sprinkler head. Ceiling grids shall be evaluated by manufactures specifications or other means to ensure no restrictions to additional attachments and loading.

No artwork, decorations, or teaching materials shall be attached to classroom doors or any doors that are part of the means of egress.

Exception: Where an *approved* sheet of material used for teacher student information.

(128) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **901.1** to add Subsection **901.1.1** as follows:

901.1.1 Installation. *Fire protection* and *life safety systems* shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered, or augmented as necessary to maintain and continue protection where the building is altered, remodeled, or added to. *Alterations* to *fire protection* or *life safety systems* shall be done in accordance with applicable standards. Document storage cabinets required. An *approved* copy of the *automatic sprinkler system* shall be located at an *approved* location near the system riser and stored in a manner to prevent damage or deterioration. An *approved* copy of the *fire alarm system* shall be located at an *approved* location near the fire alarm control panel and stored in a manner to prevent damage or deterioration. All electrical breakers serving *life safety systems* or components to include dry pipe air compressors shall have clips that prevent the breaker from being unintentionally turned off. Devices that have the appearance of light switches shall not be used to control power to *life safety systems* or components to include dry pipe air compressors.

Fire Sprinkler piping is Life Safety and shall take precedence over all ductwork, vents, lights, and main runs of all other piping, except structural members.

(129) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **901.4.6** to read as follows:

901.4.6 Appearance of equipment and devices. Any device that has the physical appearance of life safety or fire protection equipment but does not perform that life safety or fire protection function shall

be prohibited. Life safety devices shall remain specific to their fire protection system and not be intermixed (water motor gongs/bells for fire sprinkler systems and horns/horn strobes for fire alarm systems). Non-fire protection systems shall not use devices of a similar color or sound. Red, white, or clear lens (with white flash) devices are reserved for fire and life safety.

(130) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **901.4.7** to read as follows:

901.4.7 Pump and riser room size. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, inspection, maintenance, and servicing as defined by the manufacture, and with a minimum of three (3) feet of working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire- resistance-rated assembly or without removing such elements of, or disabling the function of any other life safety system. Fire pump and *automatic sprinkler system* riser rooms shall be provided with a door(s) and unobstructed passageway large enough to allow removal of the largest piece of equipment. Fire pump and *automatic sprinkler system* riser rooms shall not be used for storage. Fire riser rooms housing an *automatic sprinkler system* riser only shall be a minimum 4 foot (1219 mm) by 4 foot (1219 mm) unless otherwise *approved* by the *fire code official*. Fire riser rooms housing *automatic sprinkler system* riser(s) and any other systems, non-fire systems, equipment, devices, plumbing piping and/or appurtenances, or similar shall be a minimum 8-foot (2438 mm) by 16-foot (4877 mm) with a minimum of four (4) feet of clear space from the system riser(s), piping, and appurtenances unless otherwise *approved* by the *fire code official*. System risers and fire department connection lead-ins shall be a minimum 12 inches (305 mm) from finish walls to outside edge of pipe as measured to back side of pipe and shall be a minimum 18 inches (457 mm) from finish walls or outside edge of adjacent risers to outside edge of pipe as measured to side of pipes.

(131) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **901.5** to read as follows:

901.5 Installation testing, acceptance tests and completion. *Fire protection and life safety systems* and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as *approved* by the *fire code official*. The *fire code official* shall be notified before any required acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other *fire protection systems* and appurtenances thereto shall be subject to operational testing. When required acceptance tests shall be performed as contained in the installation standards and as *approved* by the *fire code official*. The *fire code official* shall be notified before any required acceptance testing. The *fire code official* may perform inspections to ensure proper operation of *fire protection systems*.

(132) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.1.1** to amend a misprint to the Edition printing to read as follows:

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted instead of automatic sprinkler system protection where recognized by the applicable standard and *approved* by the *fire code official*.

(133) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2** to read as follows:

903.2 Where required. *Approved automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in this Section and Sections 903.2.1 through 903.2.12, and throughout multi-tenant buildings 5,000 square feet (464 m²) or more. The calculated area shall be total square footage (as measured from the exterior walls) including all space as well as the area of attached garages, storage facilities, hallways, stairways, and similar areas, and without exemptions for fire areas. Such systems shall be in accordance with Section 903 as well as *National Fire Protection Association Standards* where conflicts arise the more stringent shall govern.

Retrofit:

1. Building additions that exceed the allowed fire area.
2. Two or more building permits related to area increase, are issued over any three consecutive years.

Exception:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries, and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 2-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.
2. Detached non-combustible carports or shade canopies. Detached gazebos and open sided pavilions for residential use.
3. Independent buildings such as restrooms or snack shops 400 square feet (37 m²) or less that are associated with golf courses, parks, and similar uses.
4. Guardhouses that are less than 400 square feet (37 m²) in size used to control access to or within residential and/or commercial developments.
5. Detached equipment or storage buildings for commercial use not exceeding 400 square feet (37 m²).
6. Detached residential storage buildings or garages that are non-habitable not exceeding 900 square feet (84 m²).

(134) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.2** to add Group B occupancies to read as follows:

903.2.2 Group B. An *automatic sprinkler system* shall be provided for *fire areas* containing Group B occupancy and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

903.2.2.1 Ambulatory care facilities. An *automatic sprinkler system* shall be provided for *fire areas* containing ambulatory care facility occupancies and intervening floors of the building where either of the following conditions exist at any time:

1. Four or more rooms, chairs, beds, or spaces are provided for care recipients that are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving the facility.

Care recipients are considered incapable of self-preservation where any of the following conditions exists to include, but not limited to:

1. Patients or care recipients requiring assistance or rescue by staff, other occupants or fire personnel to evacuate the building.
2. Medical staff must stabilize the patient prior to evacuation whereby staff would need to evacuate as well.
3. The use of medical gases including but not limited to oxidizing medical gases, such as oxygen and nitrous oxide.
4. The possibility of surgical fires.

The determination of whether or not a person is rendered incapable of self-preservation by the service provided need not be limited to persons who have been rendered unconscious for the procedure. It is reasonable to determine that a person has been rendered incapable of self-preservation if the person is conscious, yet unable to determine the direction of or traverse the means of egress without supervision or direction from staff or other persons, to include persons with or experiencing an altered state of consciousness.

In buildings where ambulatory care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* shall be installed throughout the entire floor where such care is provided as well as all floors below, and all floors between the level of ambulatory care and the nearest *level of exit discharge*, including the *level of exit discharge*.

(135) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.3** to read as follows:

903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
2. Throughout every portion of educational buildings located on a floor other than a *level of exit discharge* serving such occupancies.

(136) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.4** to read as follows:

903.2.4 Group F-1 and F-2. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exist:

1. A Group F *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group F *fire area* is located more than one story above grade plane.
3. The combined area of all Group F *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

(137) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.4.1** to read as follows:

903.2.4.1 Woodworking operations. An *automatic sprinkler system* shall be provided throughout all Group F occupancy *fire areas* that contain woodworking or milling operations in excess of 2,500 square feet (232 m²) which generate finely divided combustible waste or finely divided combustible materials, to include wood shavings, saw dust, sanding dust, and similar.

(138) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.6** to read as follows:

903.2.6 Group I. An *automatic sprinkler system* shall be provided throughout buildings with a Group I *fire area*.

Exception: An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 facilities.

(139) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.7** to read as follows:

903.2.7 Group M. An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exist:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than one story above grade plane.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

(140) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.7.2** to read as follows:

903.2.7.2 Group M upholstered furniture or mattresses. An *automatic sprinkler system* shall be provided throughout a Group M *fire area* where the area used for the display and sale of upholstered furniture, mattresses, household goods, or similar exceeds 2,500 square feet (232 m²).

(141) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.9** to read as follows:

903.2.9 Group S-1 and S-2. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S occupancy where one of the following conditions exist:

1. A Group S *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S *fire area* is located more than three stories above grade plane.
3. The combined area of all Group S *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group S *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

(142) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.9.1** to read as follows:

903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the *International Building Code*, as shown:

1. Buildings two or more stories above grade plane, including *basements*, with a *fire area*

containing a repair garage exceeding 5,000 square feet (464 m²).

2. Buildings not more than one story above grade plane, with a *fire area* containing repair garage exceeding 5,000 square feet (464 m²).
3. Buildings with a repair garages servicing vehicles parked in *basements*.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

(143) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.9.2** to read as follows:

903.2.9.2 Bulk Storage of tires. Buildings and structures where the area for the storage of tires exceeds 2,500 cubic feet (71 m³) in or adjacent to, shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

(144) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.9.4** to read as follows:

903.2.9.4 Group S-1 and S-2 upholstered furniture and mattresses. An *automatic sprinkler system* shall be provided throughout a Group S *fire area* where the area used for the storage of upholstered furniture, mattresses, household goods, or similar exceeds 2,500 square feet (232 m²) regardless of separation walls.

(145) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.10** to delete Exception to read as follows:

903.2.10 Group S-2 parking garages. An *automatic sprinkler system* shall be provided throughout all buildings classified as parking garages in accordance with Section 406.6 of the *International Building Code* where any of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds 12,000 square feet (1115 m²).
2. Where the enclosed parking garage is located beneath other groups.

(146) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.11.1.1** to read as follows:

903.2.11.1.1 Opening dimensions and access. Openings shall have a minimum dimension of not less than 36 inches (914 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

(147) CHAPTER FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.11.3** to delete Exception to read as follows:

903.2.11.3 Buildings 55 feet or more in height. An *automatic sprinkler system* shall be installed throughout all buildings that have one or more stories with an *occupant load* of 30 or more located 55 feet (10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor of the highest level to include mezzanine floors.

(148) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.2.11** to add **903.2.11.7** to read as follows:

903.2.11.7 Porte-cocheres. All porte-cocheres shall be protected with fire sprinklers. **Exceptions:** Porte-cocheres of non-combustible construction and design and where separated from a structure preventing fire and products of combustion from coming in contact with the structure.

(149) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.3** to read as follows:

903.3 Installation requirements. *Automatic sprinkler systems* shall be designed and installed in accordance with Section 903.3.1 through 903.3.8 and the following:

Construction documents. Fire sprinkler systems shall be submitted for review and approval prior to system installation or remodeling. Three copies will be submitted unless otherwise stated by the *fire code official*. Deviation from approved plans shall require prior permission of the *fire code official*. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each floor, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with NFPA 13 and to include, but not be limited to, all of the following:

1. Fire sprinkler system plan design worksheet.
2. A site plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.
3. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
4. Unit plans which show location and size of walls, rooms, doors, concealed spaces, closets, attics, bathrooms, and fire rated walls.
5. Dimensions of aisles, corridors, hallways, and stairways, doorways (door openings), including direction of swing.
6. Full height cross-section, or schematic diagram of the riser detail showing alarm check valve assembly, flow switch(s), water motor gong alarm, check valves assemblies, drain valve assemblies, and all associated piping and sizes.
7. Full height cross-section, or schematic diagram, including structural member information and including ceiling and wall construction and method of protection for nonmetallic piping and penetrations.
8. A mechanical system over lay showing no conflict with fire sprinkler system.
9. Manufactures specifications and ratings on equipment and materials, to include but not limited to sprinkler heads, couplings, valves, mounting brackets, hardware, hangers, alarm valves, water motor gong, switches, sensors, gauges, and similar components.
10. Location and description of all required signs.
11. Location and method of storing *approved* fire sprinkler system plans near system riser(s).
12. Any additional information required by the *fire code official*.
13. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any sprinklers, devices, piping, or fittings.

Inspector's test connection. The inspector test connection shall be in the upper story if multi- leveled, and the connection shall be piped from the end of the most remote branch line. The discharge should be at a point where it can be readily observed. In locations where it is not practical to terminate the test connection outside the building, where *approved* by the *fire code official* the test connection is permitted to terminate into a drain capable of accepting full flow under system pressure. In this event, the test connection should

be made using an approved sight test connection containing a smooth bore corrosion-resistant orifice giving a flow equivalent to one sprinkler simulating the least flow from an individual sprinkler in the system. The test valve should be located at an accessible point and preferably not over 7 ft (2.1 m) above the floor. The control valve on the test connection should be located at a point not exposed to freezing. The discharge pipe shall be installed so as to drain by gravity flow. The test connection valve shall be a full open valve and the end of the discharge pipe shall not be threaded.

Drains. Auxiliary Drains for Wet Pipe Systems, Preaction Systems and Dry Pipe systems.

1. Where the capacity of trapped sections of pipes in wet systems is less than 5 gal (18.9 L), one of the following arrangements shall be provided:
 - 1.1. An auxiliary drain shall consist of a nipple and cap or plug not less than ½ in. (12 mm) in size in an accessible location and piped to an approved location.
 - 1.2. An auxiliary drain shall not be required for trapped sections less than 5 gal (18.9 L) where the system piping can be drained by removing a single pendent sprinkler.
 - 1.3. Where flexible couplings or other easily separated connections are used, the nipple and cap or plug shall be permitted to be omitted.
2. Where the capacity of isolated trapped sections of pipe in wet systems is more than 5 gal (18.9 L) and less than 20 gal (76 L), the auxiliary drain shall consist of a valve ¾ in. (19 mm) or larger in an accessible location and a plug or a nipple and cap and be piped to an approved location.
3. Where the capacity of isolated trapped sections of pipe in wet systems is 20 gal (76 L) or more, the auxiliary drain shall consist of a valve in an accessible location not smaller than 1 in. (25.4 mm), piped to discharge at a suitable location.
4. Where the capacity of isolated trapped sections of Dry Pipe and Preaction System pipe is 1 gallon (3.7 L) or less, the auxiliary drain shall consist of a valve or a nipple and cap or plug not less than ½ in. (12 mm) in size in an accessible location and piped to an approved location.
5. Where the capacity of isolated trapped sections of Dry Pipe and Preaction System pipe is 1-gallon (3.7 L) or more, the auxiliary drain shall consist of two 1-inch full open valves and one 2-inch X 12-inch (50 mm X 305 mm) condensate nipple or equivalent, in an accessible location and piped to discharge at a suitable location.

Valves and risers. Alarm valve assemblies with water motor gong alarms shall be used, and all system risers shall be numbered and labeled indicating the zone locations and inspector test valve location, and all inspector test valves shall be numbered to match the system risers, all valves shall be labeled to include the zone along with what they control, fire department connection check valves shall be installed in the horizontal position and as close to the top of system riser as possible or off of a main line not smaller than the system riser, riser rooms and/or riser areas shall not be used for storage. Dry pipe valves should be piped from above the wet alarm check valve for exterior water flow notification by the water motor gong.

(150) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.3.1.1** to read as follows:

903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an *automatic sprinkler system* in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.

(151) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **903.5** to read as follows:

903.5 Testing and maintenance. Automatic Sprinkler systems, standpipe systems, and fire department connection lines shall be tested and maintained in accordance with Section 901 and after initial installation and/or alteration the following original copies of end of job documentation shall be provided to the permit office:

1. Contractor's Material and Test Certificate for Aboveground Piping,
2. Letter of Compliant Installation,
3. Backflow Test Report (where applicable), and
4. As-builts (if applicable).

(152) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **904.2.2** to read as follows:

904.2.2 Commercial hood and duct systems. Each required commercial kitchen exhaust hood and duct system required by Section 606 to have a Type I hood shall be protected with an *approved* automatic fire-extinguishing system installed in accordance with this code.

Construction documents. Kitchen hood suppression systems shall be submitted for review and approval prior to system installation or remodeling. Three copies will be submitted unless otherwise stated by the *fire code official*. Deviation from approved plans shall require prior permission of the *fire code official*. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each room or floor area, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with NFPA Standards and to include, but not be limited to, all of the following:

1. Kitchen hood suppression system plan design worksheet.
2. Identification of the hazards to be protected and including such information as physical dimensions, cooking appliances, energy sources for each appliance, and air-handling equipment.
3. Plan sheet scale is to be 1/8" = 1 foot.
4. A floor plan, which shows and indicates the location of all equipment, appliances, tables, electric shut-off or automatic gas shut-off valve(s), exhaust hoods, mobile cart, pull stations, suppression system control units, suppression agent cylinders, and similar.
5. Method of electric disconnects and/or gas shutout valves. Only manually resettable valves are permitted.
6. Operational sequence (shutdown) of auxiliary equipment, fans, makeup/supply air, and similar.
7. Size, length, and arrangement of connected piping.
8. Description/type of nozzles designed for the appliance being protected, number of nozzles, and location of nozzles to include the and distance to cooking surface.
9. The location and function of detection devices.
10. Cylinder size, capacity, and mounting information.
11. Operating devices.
12. Auxiliary equipment.
13. Electrical circuitry.
14. Power connections and locations.
15. Manual pull station is to be installed in the path of egress.
16. Appliance docking devices information, locations, types, and similar.

17. Manufacturers, model numbers, and listing information for all equipment, devices, controllers, cylinders, and materials.
18. Manufactures specifications and ratings on equipment and materials, to include but not limited to piping, control units, tanks, nozzles, fusible links, couplings, valves, mounting brackets, hardware, hangers, appliance docking ports, and similar components.
19. Location and description of all required signs.
20. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any nozzles, devices, piping, or fittings.
21. List of the specific tests that are required. Two system tests are to be performed one pull station and one fusible link per system.
22. Any additional information required by the *fire code official*.

(153) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **904.3.2** to read as follows:

904.3.2 Actuation. Automatic fire-extinguishing systems shall be automatically actuated and provided with a manual means of actuation in accordance with Section 904.13.1. Where more than one hazard could be simultaneously involved in fire due to their proximity, all hazards shall be protected by a single system designed to protect all hazards that could become involved. Where units are designed to use electronic pull stations the electronic pull station shall not resemble fire alarm pull stations.

Exception: Multiple systems shall be permitted to be installed if they are designed to operate simultaneously.

(154) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **904.4** to read as follows:

904.4 Inspection and testing. Automatic fire extinguishing systems shall be inspected and tested in accordance with the provisions of this section prior to completion. Upon completion of the installation, the system and all components shall be tested in accordance with manufacturer's installation instructions and code requirements. When required acceptance tests shall be performed as contained in the installation standards and as *approved* by the *fire code official*. The *fire code official* shall be notified before any required acceptance testing. Acceptance testing is performed by an *approved* private 3rd party tester. The *fire code official* may perform inspections to ensure proper operation of *fire protection systems* or allow *approved* 3rd party inspectors to perform inspections of *fire protection systems*.

(155) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **904.4.1** to read as follows:

904.4.1 Inspection. Prior to conducting final operational tests, all of the following items shall be inspected and provided:

1. Kitchen hood fixed suppression system contractor's acceptance inspection form.
2. Hazard specification for consistency with design hazard.
3. Type, location and spacing of automatic- and manual-initiating devices. Electronic pull stations shall not resemble fire alarm pull stations.
4. Size, placement and position of nozzles or discharge orifices.
5. Location and identification of audible and visible alarm devices. Visual system armed/ tripped indicators are to be clearly visible (not obscured or covered).
6. Identification of devices with proper designations.

7. Operating instructions.
8. End of job documentation.
 - a) Certificate of Installation,
 - b) Letter of Compliant Installation, and
 - c) As-builts (if applicable).

(156) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **904.4.2.1** to read as follows:

904.4.2.1 Audible and visible signals. The audibility and visibility of notification appliances signaling agent discharge or system operation, is required, and shall be verified. Visual system armed/tripped indicators are to be clearly visible from the floor area in front of the control unit and shall not be obscured or covered.

(157) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **904.13.1** to add Subsections **904.13.1.1** and **904.13.1.2** to read as follows:

904.13.1.1 Manual system operation device and color. The manual actuation device for an alternative fire-extinguishing system shall be silver or white in color and shall not resemble a fire alarm system actuation device. The color of the manual actuation device for an alternative fire-extinguishing system shall apply to both commercial systems and commercial grade residential fire-extinguishing systems for residential type cooking appliances.

904.13.1.2 Multiple manual system operation devices. Where there are multiple manual actuation devices for an alternative fire-extinguishing system, each actuation device and the corresponding fire-extinguishing system and hood shall be provided with an identification plate that indicates which system the device operates.

(158) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **904.14** to read as follows:

904.14 Domestic cooking systems. The cooking hood provided over cooktops and ranges shall installed in accordance with Section 606.2. Domestic Cooktops and ranges installed in the following exception shall be protected in accordance with Section 904.14.1.

Exception: A commercial grade residential vent/hood extinguishing system is permitted to be utilized when only domestic cooking appliances are utilized in the following:

1. Employee Break Rooms.
2. Licensed Care Facilities operating in Group R-3 occupancy.
3. Group E occupancy - classrooms utilized for training in food preparation.
4. Group R-2 college dormitories where domestic cooking facilities are installed in accordance with Section 420.10 of the *International Building Code*.

The domestic cooking hood provided over the cooktop or range shall be equipped with an automatic fire-extinguishing system of a type recognized for the protection of domestic cooking equipment. Pre-engineered automatic extinguishing systems shall be tested in accordance with UL 300A and listed and labeled for the intended application. The system shall be installed in accordance with this code, its listing and manufacturer's instructions.

(159) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **905.3** to read as follows:

905.3 Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.8 and where required in the locations indicated in Sections 905.4, 905.5 and 905.6 and where required elsewhere in the code, and Class I standpipe hose connections shall be installed where required by the *fire code official*. Interior hose connections shall be provided when the distance from fire apparatus to interior portions of the building exceed 150 feet (45 720 mm) and are spaced in the interior of the building for firefighting operations. Interior hose connections shall be spaced for overlapping coverage around obstructions based on a 150-foot (45 720 mm) hose pack with 20-foot (6096 mm) nozzle stream. Standpipe systems shall be manual dry standpipe systems where required by the *fire code official* unless required by a specific code Section or NFPA to be an automatic wet standpipe system or combined system. Automatic wet standpipe systems shall be piped in an arrangement so that the hose valves are not supplied from the same sprinkler zone and/or sprinkler system riser supplying water to the sprinkler heads within the hose valve coverage area and is to be labeled accordingly, combined systems should be piped in an arrangement where the standpipe system and hose valves are supplied from their own riser(s) separate from the sprinkler riser(s) and is to be labeled accordingly. Standpipe hose valves shall be equipped with 2 ½ inch by 1 ½ inch reducer caps with chains.

Exception: Standpipe systems are not required in Group R-3 occupancies.

(160) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **905.8** to delete exception the to read as follows:

905.8 Dry standpipes. Dry standpipes shall be installed where required by the *fire code official* and where subject to freezing and in accordance with NFPA 14.

(161) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **906.1** to read as follows:

906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1- A:10-B:C.
2. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B:C.
3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:
 - 3.1. Use of vehicle-mounted extinguishers shall be *approved* by the *fire code official*.
 - 3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket *approved* by the extinguisher manufacturer or the *fire code official* for vehicular use.
 - 3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.
 - 3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.
 - 3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.

2. Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment permitted by Section 904.14.
3. In areas where *flammable* or *combustible liquids* are stored, used or dispensed.
4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3316.1.
5. Where required by the sections indicated in Table 906.1.
6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the *fire code official*.

(162) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending 907.1.2 to read as follows:

- 907.1.2 Fire alarm shop drawings.** Shop drawings for fire alarm systems shall be prepared in accordance with NFPA 72 and submitted for review and permitting prior to system installation. Three copies will be submitted unless otherwise required by the *fire code official*. Construction documents shall include, but not be limited to, all of the following where applicable to the system being installed:
1. Fire alarm system plan design worksheet.
 2. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
 3. Locations of alarm-initiating devices.
 4. Locations of alarm notification appliances including candela ratings for visible alarm notification appliances.
 5. Design minimum audibility level for occupant notification and a full Voice Intelligibility design analysis and report for Emergency Voice/Alarm Communication Systems.
 6. Location of transponders, notification power supplies, and Fire Alarm Control Panel and size and capabilities for expansion.
 7. Alarm control and trouble signaling equipment.
 8. Wiring schematic indicating wiring methods and locations of conduit, junction boxes, and wiring.
 9. Colored wiring schematic by zone (or run) for notification appliances.
 10. Notification appliances shall be identified with listed output levels.
 11. Annunciators.
 12. Power connection to include location of electrical panel and breaker identification.
 13. Battery calculations.
 14. Conductor type and sizes.
 15. Voltage drop calculations.
 16. Manufacturers' data sheets indicating model numbers and listing information for all equipment, devices, and materials.
 17. Details of ceiling height and construction.
 18. The interface of fire safety control functions.
 19. Dedicated communication lines information for primary and secondary fire alarm control panel communication.
 20. Classification of supervising station including complete contact information.
 21. Location and method of storing *approved* fire alarm system plans near fire alarm control panel.
 22. Any additional information required by the *fire code official*.

(163) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending 907.2 to read as follows:

907.2 Where required—new buildings and structures. An *approved* fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Buildings with multi-tenant occupancies, office buildings, strip centers, and similar type occupancies shall have one Fire Alarm Control Panel and all suites, occupancies, and/or tenant spaces shall be connected to and all alarms, initiating devices, and similar shall be connected to the single Fire Alarm Control Panel. Multi-tenant complexes have more than one building shall have a Fire Alarm Control Panel for each separate building in the complex and shall act as a standalone system. It shall not be permitted to connect individual Fire Alarm Systems to one main panel in a group of buildings.

Exception: Group E occupancies classrooms and buildings within 50 feet of the primary school building shall be connected to the main fire alarm control panel.

Buildings with *automatic sprinkler systems* shall provide occupant notification devices within the building to alert the occupants to evacuate due to the activation of the *automatic sprinkler system* in response to a possible fire condition.

Not fewer than one manual fire alarm box shall be provided in an *approved* location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed. The required fire alarm box shall be located at the main entry. Tamper resistant covers are required on fire alarm boxes at educational facilities below High School level. Where multi-tenant buildings have the fire alarm control panel located in the Riser Room, IT Room, or other location away from the main entry the one required manual fire alarm box shall not be installed at the fire alarm control panel. Exterior horn/strobes are required to be on the side of the building facing the main road/entry. The exterior horn/strobe is to be clearly visible by approaching emergency responders (near roof line on single story buildings and near second floor line on multi-story buildings). Remote annunciator is to be provided at a constantly attended location/main entry when the Fire Alarm Control Panel is located away from the main entry. Remote keyed test switches for smoke detectors or magnets for testing devices are not permitted.

Communications integrity monitoring shall comply with the following:

1. Multiple paths of communication are permitted at least once every 24 hours for each path of communication. Multiple paths of communication shall be comprised of one of the following methods:
 - 1.1. Land lines Primary and Secondary (Allowed at alternating 24-hour intervals)
 - 1.2. Land line and Cellular communicator Primary and Secondary
 - 1.3. Cellular communicator Primary and a Cellular communicator Secondary
 - 1.4. Land line or Cellular communicator Primary and IP Data line Secondary
 - 1.5. Land line or Cellular communicator Primary and two-way RF Secondary
2. Single paths of communication are permitted at least once every 60 minutes for the following communicators:

1.1 Cellular communicators to include Dual Path.

Exception: Except where communication is required more frequently by this *code* or NFPA 72.

IP Data lines are not approved for use as the primary or singular communication line for Fire Alarm Control Panel's.

Where in duct smoke detectors are installed more than 10 feet above the finished floor or in arrangements where the detector's alarm or supervisory indicator is not visible to responding personnel, the detectors shall be provided with remote supervisory indication in a location acceptable to the *fire code official*. Activation of duct smoke detectors shall activate a general alarm condition.

Activation of the building fire alarm system by a manual pull station, waterflow switch, smoke detector, or any general alarm signal shall shutdown air handler units and ventilation systems to include extra-large ceiling fans.

The manual fire alarm box for Group R-2 occupancies is required by the *fire code official* to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. The manual fire alarm box location shall be approved by the *fire code official* and may or may not be located in an area that is accessible to the public.

Exception: The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory services.

(164) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.2.2.1** to read as follows:

907.2.2.1 Ambulatory care facilities. Buildings or *fire areas* containing ambulatory care facilities shall be provided with a manual fire alarm system with an electronically supervised automatic smoke detection system installed within the ambulatory care facility and in public use areas outside of tenant spaces, including public *corridors* and elevator lobbies where either of the following conditions exist at any time:

1. One or more rooms, chairs, beds, or spaces are provided for care recipients that are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the *level of exit discharge* serving the facility.

Care recipients are considered incapable of self-preservation where any of the following conditions exists to include, but not limited to:

1. Patients or care recipients requiring assistance or rescue by staff, other occupants or fire personnel to evacuate the building.
2. Medical staff must stabilize the patient prior to evacuation whereby staff would need to evacuate as well.
3. The use of medical gases including but not limited to oxidizing medical gases, such as oxygen and nitrous oxide.
4. The possibility of surgical fires.

The determination of whether or not a person is rendered incapable of self-preservation by the service provided need not be limited to persons who have been rendered unconscious for the procedure. It is reasonable to determine that a person has been rendered incapable of self-preservation if the person is conscious, yet unable to determine the direction of or traverse the *means of egress* without supervision or direction from staff or other persons, to include persons with or experiencing an altered state of consciousness.

Exception: Buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 provided that the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

(165) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.2.3** to read as follows:

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 occupancies. Where *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an *occupant load* of 50 or less.
2. Emergency voice/alarm communication systems meeting the requirements of Section

907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that activation of the manual fire alarm system initiates an *approved* occupant notification signal in accordance with Section 907.5.

3. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:

- 3.1. Interior *corridors* are protected by smoke detectors.
- 3.2. Auditoriums, cafeterias, gymnasiums and similar areas are protected by

heat detectors or other *approved* detection devices.

- 3.3. Shops and laboratories involving dusts or vapors are protected by *heat detectors* or other *approved* detection devices.

- 3.4. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1.

- 3.5. The emergency voice/alarm communication system will activate on sprinkler water flow.

- 3.6. Manual activation is provided from a normally occupied location.

(166) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.2.4** to read as follows:

907.2.4 Group F. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where one of the following conditions exist:

1. The Group F occupancy is two or more stories in height.
2. The Group F occupancy *occupant load* of all floors is 100 or more persons

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

(167) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.2.7** to read as follows:

907.2.7 Group M. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exist:

1. The combined Group M *occupant load* of all floors is 100 or more persons.
2. The Group M *occupant load* is more than 50 persons above or below the lowest *level of exit discharge*.

Exceptions: Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.

(168) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.2.10** to read as follows:

907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S occupancies where one of the following conditions exist:

1. The combined Group S *occupant load* of all floors is 100 or more persons.
2. The Group S occupant load is more than 50 persons above or below the lowest *level of exit discharge*.
3. Group S occupancy storage buildings, storage units and buildings used for the storage of household goods, upholstered furniture, mattresses, and public- and self-storage occupancies for interior *corridors* and interior common areas. Visible notification appliances are not required within storage units.

Exception: Manual fire alarm boxes are not required for 1. or 2. where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

(169) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending [M] **907.2.13.1.2** to read as follows:

[M] **907.2.13.1.2 Duct smoke detection.** Duct smoke detectors complying with Section 907.3.1 shall be located in accordance with NFPA 90A: Standard for the Installation of Air-Conditioning and Ventilating Systems and as follows:

1. In the main supply air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.90 m³/s) or a combination of units drawing and/or supplying air to an area in excess of 2,000 cubic feet per minute (cfm) (0.90 m³/s). Such detectors shall be located in a serviceable area downstream of air filter(s), motors, electrical circuit boards, and/or controllers, and ahead of any branch connections in air supply systems.
2. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system. In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cfm (2.4 m³/s) and serving not more than 10 air-inlet openings.

(170) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.2.23** to amend a misprint to the Edition printing to read as follows:

907.2.23 Energy storage systems. An automatic smoke detection system or radiant-energy detection system shall be installed in rooms, areas and walk-in units containing energy storage systems as required in Section 1207.5.4.

(171) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.2** to add **907.2.24** to read as follows:

907.2.24 Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.24.1 through 907.2.24.3.

907.2.24.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

1. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
 - 1.1. The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 1.2. The notification appliances will activate upon sprinkler water flow.
 - 1.3. Not fewer than one manual fire alarm box is installed at an *approved* location.
2. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

907.2.24.2 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in *corridors*, waiting areas open to *corridors*, and *habitable spaces* other than *sleeping units* and kitchens.

Exception:

1. Smoke detection in *habitable spaces* is not required where the facility is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
2. An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units* and where each *sleeping unit* has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an *exit*.

907.2.24.3 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

(172) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.3.1** to read as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be *listed* for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be installed on the supply side of the unit downstream of air filter(s),

motors, electrical circuit boards, and/or controllers, and ahead of any branch connections in air supply systems. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2 or when a fire alarm system is present in the building to include multi-tenant buildings. Activation of a duct smoke detector shall initiate a general alarm condition. In facilities that are required to be monitored by a supervising station, duct detectors shall report as a fire alarm. They shall not be used as a substitute for required open area detection.

Exceptions:

1. The supervisory signal at a *constantly attended location* is not required where duct smoke detectors activate the building's fire alarm notification appliances.
2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an *approved* location. Smoke detector trouble conditions shall activate a visible and audible signal in an *approved* location and shall be identified as air duct detector trouble.

(173) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.5** to read as follows:

907.5 Occupant notification. Occupant notification by fire alarms shall be in accordance with Sections 907.5.1 through 907.5.2.3.3. Occupant notification by smoke alarms in Group R-1 and R-2 occupancies shall comply with Section 907.5.2.1.3.2. Where an *automatic sprinkler system* is installed upon activation of the waterflow device the fire alarm control unit shall initiate occupant notification to alert building occupants.

(174) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending the first paragraph of **907.5.1** to read as follows:

907.5.1 Alarm activation and annunciation. Upon activation, fire alarm systems shall initiate occupant notification to alert building occupants, and shall annunciate at the fire alarm control unit, it shall be activated by:

1. Automatic fire detectors.
2. Automatic fire sprinkler system waterflow devices.
3. Manual fire alarm boxes.
4. Automatic fire extinguishing systems.

Exception: Where notification systems are allowed elsewhere in Section 907 to annunciate at a *constantly attended location*.

(175) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending the paragraph of **907.5.2** to read as follows:

907.5.2 Alarm notification appliances. Alarm notification appliances shall be provided and shall be *listed* for their purpose. An exterior audio/visual device shall be installed on the responder's approach side of the building and be visible from the roadway or entry. The location of the exterior audio/visual device shall be *approved* by the *fire code official*.

(176) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.5.2.1** to read as follows:

907.5.2.1 Audible and visual alarms. Audible alarm notification appliances shall be provided and emit a distinctive sound that is not to be used for any purpose other than that of a fire alarm, and visual alarm notification appliances shall be provided and emit a distinctive light that is not to be used for any purpose other than that of a fire alarm in accordance with Section 901.4.6.

Exceptions:

1. Audible alarm notification appliances are not required in critical care areas of Group I-2, Condition 2 occupancies that are in compliance with Section 907.2.6, Exception 2.
2. A visible alarm notification appliance installed in a nurses' control station or other continuously attended staff location in a Group I-2, Condition 2 suite shall be an acceptable alternative to the installation of audible alarm notification appliances throughout a suite or unit in Group I-2, Condition 2 occupancies that are in compliance with Section 907.2.6, Exception 2.
3. Where provided, audible notification appliances located in each enclosed occupant evacuation elevator lobby in accordance with Section 3008.9.1 of the *International Building Code* shall be connected to a separate notification zone for manual paging only.

(177) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.5.2.3.1** to read as follows:

907.5.2.3.1 Public use areas and common use areas and occupiable areas.

Visible alarm notification appliances shall be provided in *public use areas*, *common use areas*, and occupiable areas to include rooms and areas used for mechanical equipment, storage, electrical, information technologies, mezzanines, and similar.

Exception: Where employee work areas have audible alarm coverage, the notification appliance circuits serving the employee work areas shall be initially designed with not less than 20-percent spare capacity to account for the potential of adding visible notification appliances in the future to accommodate hearing-impaired employee(s).

(178) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.5.2.3.2** to read as follows:

907.5.2.3.2 Groups I-1, R-1, and R-2. *Habitable spaces in dwelling units and sleeping units in Group I-1, R-1, and R-2 occupancies in accordance with Table 907.5.2.3.2 shall be provided with visible alarm notification appliances. Visible alarm notification appliances shall be activated by both the in-room smoke alarm and the building fire alarm system.*

(179) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.6.3** to delete Exception to read as follows:

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. General device addresses identifying or labeled as “zone” is not permitted.

Exceptions:

1. Fire alarm systems that only include one manual alarm box, waterflow initiating devices.
2. Special initiating devices that do not support individual device identification.
3. Fire alarm systems or devices that are replacing existing equipment and that are not capable of addressable programming.

(180) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **907.7** to read as follows:

907.7 Installation testing, acceptance tests and completion. Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72. When required acceptance tests shall be performed as contained in the installation standards and as *approved* by the *fire code official*. The *fire code official* shall be notified before any required acceptance testing. Acceptance testing is performed by an *approved* 3rd party tester. The *fire code official* may perform inspections to ensure proper operation of *fire alarm systems* or allow *approved* 3rd party inspectors to perform inspections of *fire alarm systems*. After initial installation and/or alteration the following original copies of end of job documentation shall be provided to the permit office:

1. Certificate of Installation – Record of Completion,
2. Cibolo’s Emergency Communication Systems Record of Inspection and Testing,
3. Letter of Compliant Installation, and
4. As-builts (if applicable).

(181) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **909.12.1** to amend a misprint to the Edition printing to read as follows:

909.12.1 Verification. Control systems for mechanical smoke control systems shall include provisions for verification. Verification shall include positive confirmation of actuation, testing, manual override and the presence of power downstream of all disconnects. A preprogrammed weekly test sequence shall report abnormal conditions audibly, visually and by printed report. The preprogrammed weekly test shall operate all devices, equipment and components used for smoke control.

Exception: Where verification of individual components tested through the preprogrammed weekly testing sequence will interfere with, and produce unwanted effects to, normal building operation, such individual components are permitted to be bypassed from the preprogrammed weekly testing, where *approved* by the *fire code official* and in accordance with both of the following:

1. Where the operation of components is bypassed from the preprogrammed weekly test, presence of power downstream of all disconnects shall be verified weekly by a *listed* control unit.
2. Testing of all components bypassed from the preprogrammed weekly test shall be in accordance with Section 909.22.6.

(182) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **909.20.6.2** to amend a misprint to the Edition printing to read as follows:

[BF] 909.20.6.2 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 1203.

(183) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **912.1** to read as follows:

912.1 Installation. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7.

Construction documents. Fire Line systems shall be submitted for review and permitting prior to system installation or modifying. Three copies will be submitted unless otherwise stated by the *fire code official*. Deviation from approved plans shall require prior permission of the *fire code official*. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with International Fire Code 2015 Edition with amendments, NFPA 13, NFPA 14, NFPA 24, and other national standards or regulations to include, but not be limited to, all of the following:

1. Fire line system plan design worksheet.
2. A plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.
3. Compass point and the equipment symbol legend. (Note: Use of *NFPA 170* symbols is recommended)
4. Fire Line Plans are stamped and signed as required. (Designer and installer registered with Texas State Fire Marshal's Office)
5. Manufactures specifications and ratings on equipment and materials, to include but not limited to backflow prevention devices, couplings, valves, hardware, gauges, and similar components.
6. Location and description of all required signs. Each valve shall have identification signs indicating its function and what it controls, signage requirement and locations are noted on the plans, NFPA 6.6.
7. The fire line plan shows pipe size and placement to the hydrants and the building from the point of connection at the city main or water supply source.
8. Table identifying piping sizes, lengths, fittings, and similar.
9. Scale of plan sheets is to be 1/8 inch or similar as approved by the *fire code official*.
10. Method(s) of a restrained joint system is specified. If used, a thrust blocks size matrix with details or calculations is provided. Pipe system, thrust blocks, and fitting locations are

detailed, NFPA 10.8.2. If used, the rod size and number of rods is specified, apply NFPA Section 10.8.3 and Table 10.8.3.1.2.2. If used, the size of restraint straps for tees is specified, apply Table 10.8.3.2.3. If used, clamp and rod detail is specified (1 pair of rods for each clamp) and the clamp size is specified, NFPA 10.8.3.1, A10.8.2.

11. Reduced Pressure Principal Backflow Prevention Device located on plans if installed outside of the building.
12. Valves in pits, used in lieu of Post Indicating Valves, are detailed to show conformance with NFPA Section 6.4, e.g. large enough for equipment placement, maintenance, inspection, and testing, and constructed to protect equipment from damage and accumulation of water.
13. The pipe is listed for fire protection service and complies with NFPA Table 10.1.1, is designed to withstand the system pressure needed based on the use of that portion of the system, and a listing data sheet is provided, NFPA 10.1.1, 10.1.5. Fire lines supplying system risers, and hydrants shall be minimum Class DR-18 and fire lines for fire department connections and standpipes systems shall be minimum Class DR-14.
14. The type and class of pipe material is specified, NFPA 10.1.4.
15. The method of joining pipe sections is specified and in compliance with Section 10.3 and the fittings are pressure compatible with the pipe, NFPA 10.2.5.
16. The depth of pipe for areas where frost is not a concern is detailed with the minimum depth being at 2.5 feet, or 3 feet when the pipe is located under vehicle traffic areas.
17. Backfill material for tamping around the pipe is specified, NFPA 10.9.
18. The flushing and hydrostatic test requirements are on the plans as specified in NFPA 10.10.2.
19. Hydraulic calculations of the fire line are provided on the plans.
20. Any additional information required by the *fire code official*.
21. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including equipment description, product literature (including cut sheets), specifications, applications, and limitations for any devices, piping, or fittings.

Fire department connection. Fire department connection and piping design shall meet the following to include, but not limited to the following:

1. Freestanding fire department connection piping and fire line piping shall not to be smaller than system riser piping.
2. Fire department connection piping is to run from the fire department connection to the riser room and connect directly to the fire sprinkler system riser above the alarm check valve. Fire department connection check valves are to be as high as possible and as close to the riser as possible or connect to a main line not smaller than the system riser.
3. No shutoff valves shall be permitted in the piping from the fire department connection head to the point that the fire department connection piping connects to the system piping supplying the sprinkler heads.
4. Automatic ball drip valve is to be located in a vault or below grade and be of an approved type.
5. The number of ports on a fire department connection head shall be determined by the sprinkler system demand with hose allowances calculated at 250 gpm per 2 ½ inch port.

Example: Area/zone greatest system demand 995 gpm + interior hose demand 500 gpm = 1,495 gpm divided by 250 gpm = 5.98 requires a fire department connection head with six 2 ½ inch ports.

6. Freestanding fire department connection piping and fire line pipe system sizing recommendations unless otherwise *approved* by the *fire code official*.

Clappered Siamese FDC head for up to 500 gpm, minimum 4-inch piping.

Clappered Triamese FDC head for up to 750 gpm, 4- or 6-inch piping as design calculated.

Clappered 4- or 6-way FDC head for flows greater than 750 gpm as hydraulically calculated, minimum 6- or 8-inch piping as design calculated.

Clappered 8-way FDC head for flows greater than 1,500 gpm as hydraulically calculated, minimum 8 inch or larger piping as design calculated.

(184) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **912.2** to read as follows:

912.2 Locations. With respect to fire hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. Distance from a fire hydrant to fire department connection shall be within 100 feet (30 480 mm). No fire department connection shall be located on an exterior wall; fire department connections shall not be placed closer than the height of the exterior wall, unless *approved* by the *fire code official*. The fire department connection shall be located not less than 29 inches and not more than 39 inches above finish grade. The location of fire department connections shall be *approved* by the fire code official.

(185) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **912.4** to read as follows:

912.4 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be *approved* by the fire code official. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire operations.

Exception: Fences, where provided with a minimum 48-inch (1220 mm) access gate equipped with a sign complying with the legend requirement of Section 912.5 with letters not less than 2 inches (51 mm) high and a means of emergency operation shall be *approved* by the fire code official and maintained operational at all times.

(186) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **912.4.1** to read as follows:

912.4.1 Locking fire department connection caps. On new and existing buildings, the *fire code official* is authorized to require locking caps on fire department connections for water-based *fire protection systems* where the responding fire department carries appropriate key wrenches for removal. The *fire code official* will require all fire department connections to be equipped with locking caps with swivel guards. The type and brand shall be of one the fire department currently has a master key for.

(187) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **912.4.3** to read as follows:

912.4.3 Physical protection. Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312. Fire department connections shall be no closer than 1 foot (304.8 mm), and no farther than of 15 feet (4572 mm), from the back of the

curb of a fire apparatus access road. Fire department connections closer than 2 feet (610 mm) from the back of the curb or where no curbs are present shall be provided with vehicle impact protection in accordance with Section 312.

(188) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **912.5** to read as follows:

912.5 Signs. A metal identification plate with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such metal identification plates shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable.

The fire department connection shall be identified by a metal sign installed on a pole behind and extending above the fire department connection where identifying a freestanding fire department connection or by a metal sign above the fire department connection where identifying a wall mounted fire department connection. The wording on the sign shall be sized to be visible and readable from the street or fire apparatus access road the sign faces and at a minimum with the letters “FDC” not less than six (6) inches high and mounted no lower than seven (7) feet from grade to the bottom edge of the sign.

Where the fire department connection does not serve the entire building, or where more than one fire department connection is provided, or where a fire department connection supplies more than the sprinkler system riser, a sign shall be provided indicating the portions of the building served, the zones or areas served, and any hose connections present.

(189) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **912.6** to read as follows:

912.6 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems and fire pumps shall be protected against backflow as required by the *International Plumbing Code* and as follows:

Connections to the potable water distribution system for Fire Sprinkler Systems, Standpipe Systems, and Fire Pumps. Potable water distribution systems supplying standpipes, automatic sprinkler systems, and fire pumps shall be protected from backpressure and backsiphonage by one of the following testable devices:

1. Double check valve backflow prevention assembly (DC)
2. Double check detector fire protection backflow prevention assembly
3. Reduced pressure principal backflow prevention assembly (RP)
4. Reduced pressure detector fire protection backflow prevention assembly

Fire Department Connections. Where fire protection systems are supplied from a nonpotable water source that is capable of being used by the fire department as a secondary water supply, such as a fire department connection the potable water supply shall be protected by one of the following:

1. Reduced pressure principal backflow prevention assembly (RP)
2. Reduced pressure detector fire protection backflow prevention assembly

Nonpotable water sources include fire department vehicles carrying water of questionable quality or water that is treated with antifreeze, corrosion inhibitors, or extinguishing agents. Fire apparatus carry tanks full of contaminated nonpotable water and it can be pumped into the sprinkler system

through the FDC's at greater pressures (as much as 3 times) than the municipal water system. This is why reduced pressure principal backflow prevention assembly are required.

Hydraulic Design. Where a backflow device is installed to protect the potable water supply from a fire protection system, the hydraulic design of the system shall account for the pressure drop through the backflow device. Where such devices are retrofitted for an existing fire protection system, the hydraulics of the sprinkler system design shall be checked to verify that there will be sufficient water pressure available for satisfactory operation of the fire sprinklers.

(190) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **912.7** to read as follows:

912.7 Installation testing and maintenance. Fire department connections shall be periodically inspected tested and maintained in accordance with NFPA 25. Records of inspection, testing and maintenance shall be maintained. Upon completion of the installation, all components shall be tested in accordance with NFPA requirements. When required acceptance tests shall be performed as contained in the installation standards and as *approved* by the *fire code official*. The *fire code official* shall be notified before any required acceptance testing. Acceptance testing is performed by an *approved* 3rd party tester. The *fire code official* may perform inspections to ensure proper installation and operation of fire department connecting and underground fire lines or allow *approved* 3rd party inspectors to perform inspections of fire department connecting and underground fire lines. After initial installation and/or alteration the following original copies of end of job documentation shall be provided to the permit office:

1. Contractor's Material and Test Certificate for Underground Piping (State's form and Cibolo's form),
2. Letter of Compliant Installation,
3. Backflow Test Report (where applicable), and
4. As-builts (if applicable).

(191) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **913.1** to read as follows:

913.1 General. Where provided, fire pumps shall be installed in accordance with this section and NFPA 20. The sizing of fire pumps shall include all factors including but not limited to, fire pumps supplying interior fire sprinkler systems only to include hose allowance, fire pumps supplying more than interior fire sprinkler systems where any of the following could be supplied by the fire pump, interior fire sprinkler systems to include hose allowances (inside and outside), on-site fire hydrants, fire apparatus connecting to on-site fire hydrants, additional fire protection systems, and any additional fire-flow gpm as specified by the *fire code official*. The total demand from all factors shall be added to determine the needed size of the fire pump.

(192) CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY SYSTEMS is hereby amended by amending **914.1** to read as follows:

914.1 General. This section shall specify where fire protection systems are required based on the detailed requirements of use and occupancy of the *International Building Code* except where stricture amendments have been written into *adopted codes*.

(193) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **[BE] 1003** to add **[BE] 1003.8** and read as follows:

[BE] 1003.8 Special Provisions. Rooms in E occupancies used for kindergarten or daycare, having any children five years of age or less, classified as an E occupancy shall not be located above or below the first story.

Exceptions:

1. Basements or stories having floor levels located within four feet, measured vertically, from adjacent ground level at the *level of exit discharge*, provided the basement or story has exterior *exit doors* at that level.
2. In buildings equipped with an automatic sprinkler system throughout, rooms used for kindergarten or for daycare purposes may be located on the second story, provided there are at least two exterior *exit access stairways* or *ramps* for the exclusive use of such occupancies.

(194) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **[BE] 1008.3.2** to read as follows:

[BE] 1008.3.2 Buildings. In the event of power supply failure, in buildings that require two or more *exits* or *access to exits*, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior *exit access stairways* and *ramps*.
2. Interior and exterior *exit stairways* and *ramps*.
3. *Exit passageways*.
4. Vestibules and areas on the *level of discharge* used for *exit discharge* in accordance with Section 1028.2.
5. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the *exit discharge*.
6. Group E occupancies shall have emergency egress lighting in interior *exit access* and *exit stairways* and *ramps*, *corridors*, windowless areas with student occupancy, classrooms, shops, and laboratories. All classrooms with windows shall have emergency egress lighting installed, at minimum, inside at the egress doors to the space.

(195) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **[BE] 1009.1** to read as follows:

[BE] 1009.1 Accessible means of egress required. All new buildings or portions of buildings must comply with the accessibility standards adopted by the State of Texas. *Accessible means of egress* shall comply with this section. Accessible spaces shall be provided with not less than one *accessible means of egress*. Where more than one *means of egress* is required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two *accessible means of egress*.

Exceptions:

1. One *accessible means of egress* is required from an accessible *mezzanine* level in accordance with Section 1009.3, 1009.4 or 1009.5.
2. In assembly areas with ramped *aisles* or stepped *aisles*, one *accessible means of egress* is permitted where the common path of travel is accessible and meets the requirements in Section 1030.8.

(196) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **[BE] 1010.1.** to read as follows:

[BE] 1010.1.2 Egress door types. Egress doors shall be of the side-hinged swinging door, pivoted door or balanced door types.

Exceptions:

1. Private garages other than attached residential garages, and storage areas with an
occupant load of 5 or less.
2. Group I-3 occupancies used as a place of detention.
3. Critical or intensive care patient rooms within suites of health care facilities.
4. In other than Group H occupancies, revolving doors complying with Section 1010.3.1.
5. In other than Group H occupancies, special purpose horizontal sliding, accordion or folding door assemblies complying with Section 1010.3.3.
6. Power-operated doors in accordance with Section 1010.3.2.
7. Doors serving a bathroom within an individual *sleeping unit* in Group R-1.
8. In other than Group H occupancies, manually operated horizontal sliding doors are permitted in a *means of egress* from spaces with an *occupant load* of 10 or less.

(197) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **[BE] 1011.12.2** to read as follows:

[BE] 1011.12 Stairway to roof. In buildings four or more stories above *grade plane*, one *stairway* shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope). In buildings of any height where roof access is provided access shall be in accordance with Section 1011.12.2.

Exception: Other than where required by Section 1011.12.1, in buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an *alternating tread device*, a ship's ladder or a permanent ladder.

(198) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **[BE] 1011.12.2** to read as follows:

[BE] 1011.12.2 Roof access. Where a stairway is provided to a roof of any story, access to the roof shall be provided through a penthouse complying with Section 1510.2 of the *International Building Code*.

Exception: In buildings of any story without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m²) in area and having a minimum dimension of 32 inches (813 mm).

(199) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **[BE] 1013.3** to read as follows:

[BE] 1013.3 Illumination. Exit signs shall be internally or externally illuminated. Where rooms are equipped with automatic light switches or lighting is remotely controlled *photoluminescent* exit signs are not permitted for use.

Exception: Tactile signs required by Section 1013.4 need not be provided with illumination.

(200) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **[BE] 1013.5** to read as follows:

[BE] 1013.5 Internally illuminated exist signs. Electrically powered, *self-luminous* and *photoluminescent* exit signs shall be *listed* and labeled in accordance with UL 924 and shall be installed in accordance with

manufacturer's instructions and Section 1203. Exit signs shall be illuminated at all times. Where rooms are equipped with automatic light switches or lighting is remotely controlled *photoluminescent* exit signs are not permitted for use.

(201) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1013.6.3** to amend a misprint to the Edition printing to read as follows:

1013.6.3 Power source. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 1203. Group I-2, Condition 2 exit sign illumination shall not be provided by unit equipment batteries only.

Exception: *Approved* exit sign illumination types that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.

(202) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **[BE] 1025.5** to read as follows:

[BE] 1025.5 Illumination. When *approved* for installation by the *fire code official* and where *photoluminescent* exit path markings are installed, they shall be provided with not less than 1 footcandle (11 lux) of illumination for not less than 60 minutes prior to periods when the building is occupied and continuously during the building occupancy. Where rooms are equipped with automatic light switches or lighting is remotely controlled *photoluminescent* exit path markings are not permitted for use.

(203) CHAPTER 10 MEANS OF EGRESS is hereby amended by amending **1032.2.2** to amend a misprint to the Edition printing to read as follows:

1032.2.2 Locking arrangements in educational occupancies. In Group E occupancies, Group B educational occupancies and Group I-4 occupancies, egress doors with locking arrangements designed to keep intruders from entering the room shall comply with Section 1010.2.8.

(204) CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS is hereby amended by amending Table 1103.1 to amend a misprinted table to read as follows:

TABLE 1103.1 OCCUPANCY AND USE REQUIREMENTS^a

Section	Use			Occupancy Classification																			
	High-rise	Atrium or covered mall	Under-ground building	A	B	E	F	H-1	H-2	H-3	H-4	H-5	I-1	I-2	I-3	I-4	M	R-1	R-2	R-3	R-4	S	
I103.2	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
I103.3	R	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
I103.4.1	R	—	R	—	—	—	—	—	—	—	—	—	—	R	R	—	—	—	—	—	—	—	—
I103.4.2	R	—	R	R	R	R	R	R	R	R	R	R	R	—	—	R	R	R	R	R	R	R	R
I103.4.3	R	—	R	R	R	R	R	R	R	R	R	R	R	—	—	R	R	R	R	R	R	R	R
I103.4.4	—	R	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
I103.4.5	—	—	—	—	R	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—
I103.4.6	—	—	—	R	—	R	R	R	R	R	R	R	R	R	R	R	—	R	R	R	R	R	R
I103.4.7	—	—	—	R	—	R	R	R	R	R	R	R	R	R	R	—	R	R	R	R	R	R	R
I103.4.8	R	—	R	R	R	R	R	R	R	R	R	R	R	—	—	R	R	R	R	R	R	R	R
I103.4.9	R	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—
I103.5.1	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—
I103.5.2 ^b	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—
I103.5.3	—	—	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
I103.6.1	R	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	—	R	R
I103.6.2	R	—	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
I103.7.1	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
I103.7.2	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—
I103.7.3	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—
I103.7.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—
I103.7.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—
I103.7.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—
I103.7.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—
I103.8	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	R	R	R	R	—	—
I103.9	R	—	—	—	—	—	—	—	—	—	—	—	R	R	—	R	—	R	R	R	R	R	—
I104	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
I105	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—
I106	—	—	—	—	—	—	—	—	—	—	—	—	—	R	—	—	—	—	—	—	—	—	—

- a. Existing buildings shall comply with the sections identified as “Required” (R) based on occupancy classification or use, or both, whichever is applicable.
- b. Only applies to Group I-2 Condition 2 as established by the adopting ordinance. R = The building is required to comply.

(205) CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS is hereby amended by amending 1103.5 to amend a misprint to the Edition printing to read as follows:

1103.5 Sprinkler systems. An *automatic sprinkler system* shall be provided in existing buildings in accordance with Sections 1103.5.1 through 1103.5.3.

(206) CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS is hereby amended by amending **1103.5.3** to add a completion date for installation as follows:

1103.5.3 Group I-2, Condition 2. In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1. The *automatic sprinkler system* shall be installed as established by the adopting ordinance. The date by which the *automatic sprinkler system* shall be installed is 31 December 2024.

(207) CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS is hereby amended by amending **1103.5.4** to amend a misprint to the Edition printing to read as follows:

1103.5.4 High-rise buildings. Where Appendix M has not been adopted, existing high-rise buildings that do not have a previously *approved* fire sprinkler system shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 where any of the following conditions apply:

1. The high-rise building has an occupied floor located more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access.
2. The high-rise building has occupied floors located more than 75 feet (22 860 mm) and not more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, and the building does not have at least two *interior exit stairways* complying with Section 1104.10 that are separated from the building interior by fire assemblies having a *fire-resistance rating* of not less than 2 hours with opening protection in accordance with Table 716.1(2) of the *International Building Code*.
3. The high-rise building has occupied floors located more than 75 feet (22 860 mm) and not more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, and the building does not have a fire alarm system that includes smoke detection in mechanical equipment, electrical, transformer, telephone equipment and similar rooms; *corridors*; elevator lobbies; and at doors penetrating *interior exit stairway* enclosures.

Building *owners* shall file a compliance schedule with the *fire code official* not later than 365 days after receipt of a written notice. The compliance schedule shall not exceed 12 years for completion of the *automatic sprinkler system* retrofit.

(208) CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS is hereby amended by amending **1104.6.1** to amend a misprint to the Edition printing to read as follows:

1104.6.1 Height of guards. Guards shall form a protective barrier not less than 42 inches (1067 mm) high.
Exceptions:

1. Existing guards on the open side of exit access and exit *stairways* and ramps shall be not less than 30 inches (760 mm) high.
2. Existing *guards* within *dwelling units* shall be not less than 36 inches (910 mm) high.
3. Existing *guards* in assembly seating areas.

(209) CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS is hereby amended by amending **Table 1104.18** to amend a misprint to the Edition printing to read as follows:

**TABLE 1104.18
COMMON PATH, DEAD-END AND TRAVEL DISTANCE LIMITS (by occupancy)**

OCCUPANCY	COMMON PATH OF EGRESS TRAVEL LIMIT		DEAD-END LIMIT		EGRESS ACCESS TRAVEL DISTANCE LIMIT	
	Unsprinklered (feet)	Sprinklered (feet)	Unsprinklered (feet)	Sprinklered (feet) ^j	Unsprinklered (feet)	Sprinklered (feet)
Group A	75	20/75 ⁱ	20 ^a	20 ^a	200	250 ^j
Group B ^h	75 ^g	100 ^j	50	50	200	300 ^j
Group E	75	75 ^j	20	50	200	250 ^j
Group F-1, S-1	75 ^g	100 ^j	50	50	200 ^c	250 ^{c, h, j}
Group F-2, S-2	75 ^g	100 ^j	50	50	300	400 ^j
Group H-1	25	25 ^l	0	0	75	75 ^{j, l}
Group H-2	50	100 ^l	0	0	75	100 ^{j, l}
Group H-3	50	100 ^l	20	20	100	150 ^{j, l}
Group H-4	75	75 ^l	20	20	150	175 ^{j, l}
Group H-5	75	75 ^l	20	50	150	200 ^{j, l}
Group I-1	75	75 ^j	20	50	200	250 ^j
Group I-2	Notes ^{d, e, f}	Notes ^{d, e, f, j}	Note ^e	Note ^e	150	200 ^{b, j}
Group I-3	100	100 ^j	NR	NR	150 ^b	200 ^{b, j}
Group I-4	NR	NR	20	20	200	250 ^j
Group M	75	100 ^j	50	50	200	250 ^{i, j}
Group R-1	75	75 ^{j, k}	50	50	200	250 ^{j, k}
Group R-2	75	125 ^{j, k}	50	50	200	250 ^{j, k}
Group R-3	NR	NR	NR	NR	NR	NR
Group R-4	NR	NR	NR	NR	NR	NR
Group U	75 ^g	100 ^j	20	50	300	400 ^j

NR = No Requirements.

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

- a. See Section 1030.9.5 for dead-end aisles in Group A occupancies.
- b. This dimension is for the total travel distance, assuming incremental portions have fully utilized their allowable maximums. For travel distance within the room, and from the room exit access door to the exit, see the appropriate occupancy chapter.
- c. See Section 412 of the *International Building Code* for special requirements on spacing of doors in aircraft hangars.
- d. Separation of exit access doors within a care recipient sleeping room, or any suite that includes care recipient sleeping rooms, shall comply with Section 1105.6.7.
- e. In smoke compartments containing care recipient sleeping rooms and treatment rooms, dead-end corridors shall comply with Section 1105.6.6.
- f. In Group I-2, Condition 2, care recipient sleeping rooms or any suite that includes care recipient sleeping rooms shall comply with Section 1105.7.
- g. Where a tenant space in Group B, S and U occupancies has an occupant load of not more than 30, the length of a common path of egress travel shall be not more than 100 feet.
- h. Where the building, or portion of the building, is limited to one story and the height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet or more, the exit access travel distance is increased to 400 feet.
- i. For covered and open malls, the exit access travel distance is increased to 400 feet.
- j. Buildings equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1.
- k. Buildings equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.2.
- l. Group H occupancies equipped with an approved automatic sprinkler system in accordance with Section 903.2.5.

(210) CHAPTER 12 ENERGY SYSTEMS is hereby amended by amending **1204.6** to amend a misprint to the Edition printing to read as follows:

1204.6 Cords and wiring. Extension cords and temporary wiring used to connect portable generators shall be in accordance with Section 603 and shall be provided with GFCI protection.

(211) CHAPTER 12 ENERGY SYSTEMS is hereby amended by amending **1205.5.1** to amend a misprint to the Edition printing to read as follows:

1205.5.1 Vegetation control. A clear, brush-free area of 10 feet (3048 mm) shall be required around the perimeter of ground-mounted photovoltaic arrays. A maintained vegetative surface or a non-combustible base, approved by the *fire code official*, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations.

(212) CHAPTER 12 ENERGY SYSTEMS is hereby amended by amending **1207.1.4** to amend a misprint to the Edition printing to read as follows:

1207.1.4 Hazard mitigation analysis. A failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis shall be provided in accordance with Section 104.8.2 under any of the following conditions:

1. Where ESS technologies not specifically identified in Table 1207.1.1 are provided.
2. More than one ESS technology is provided in a room or enclosed area where there is a potential for adverse interaction between technologies.
3. Where allowed as a basis for increasing maximum allowable quantities. See Section 1207.5.2.

(213) CHAPTER 12 ENERGY SYSTEMS is hereby amended by amending **1207.1.5** to amend a misprint to the Edition printing to read as follows:

1207.1.5 Large-scale fire test. Where required elsewhere in Section 1207, large-scale fire testing shall be conducted on a representative ESS in accordance with UL 9540A. The testing shall be conducted or witnessed and reported by an *approved* testing laboratory and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within buildings, enclosed areas and walk-in units will be contained within the room, enclosed area or walk-in unit for a duration equal to the *fire-resistance rating* of the room separation specified in Section 1207.7.4. The test report shall be provided to the *fire code official* for review and approval in accordance with Section 104.8.2.

(214) CHAPTER 12 ENERGY SYSTEMS is hereby amended by amending **1207.5.1** to amend a misprint to the Edition printing to read as follows:

1207.5.1 Size and separation. Electrochemical ESS shall be segregated into groups not exceeding 50 kWh (180 megajoules). Each group shall be separated a minimum of 3 feet (914 mm) from other groups and from walls in the storage room or area. The storage arrangements shall comply with Chapter 10.

Exceptions:

1. Lead-acid and nickel-cadmium battery systems in facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.
2. The *fire code official* is authorized to approve larger capacities or smaller separation distances based on large-scale fire testing complying with Section 1207.1.5.

(215) CHAPTER 12 ENERGY SYSTEMS is hereby amended by amending **1207.6.3** to amend a misprint to the Edition printing to read as follows:

1207.6.3 Explosion control. Where required by Table 1207.6 or elsewhere in this code, explosion control complying with Section 911 shall be provided for rooms, areas or walk-in units containing electrochemical ESS technologies.

Exceptions:

1. Where *approved*, explosion control is permitted to be waived by the *fire code official* based on large-scale fire testing complying with Section 1207.1.5 that demonstrates that flammable gases are not liberated from electrochemical ESS cells or modules where tested in accordance with UL 9540A.
2. Where *approved*, explosion control is permitted to be waived by the *fire code official* based on documentation provided in accordance with Section 104.8 that demonstrates that the electrochemical ESS technology to be used does not have the potential to release flammable gas concentrations in excess of 25 percent of the LFL anywhere in the room, area, walk-in unit or structure under thermal runaway or other fault conditions.

(216) CHAPTER 12 ENERGY SYSTEMS is hereby amended by amending **1207.7.2** to amend a misprint to the Edition printing to read as follows:

1207.7.2 Nondedicated-use buildings. For the purpose of Table 1207.7, nondedicated-use buildings include all buildings that contain ESS and do not comply with Section 1207.7.1 dedicated-use building requirements.

(217) CHAPTER 12 ENERGY SYSTEMS is hereby amended by amending **1207.11.6** to amend a misprint to the Edition printing to read as follows:

1207.11.6 Fire detection. Rooms and areas within *dwelling units*, *sleeping units* and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section 907.2.11. A *heat detector listed* and interconnected to the smoke alarms shall be installed in locations within *dwelling units*, *sleeping units* and attached garages where smoke alarms cannot be installed based on their listing.

(218) CHAPTER 23 MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES is hereby amended by amending **2304.1** to read as follows:

2304.1 Supervision of dispensing. The dispensing of fuel at motor fuel-dispensing facilities shall be conducted by a qualified attendant or shall be under the supervision of a qualified attendant at all times or shall be in accordance with Section 2304.3, and as required by the Texas Commission on Environmental Quality (TCEQ) for certified operator.

The fueling-station operator shall establish procedures to follow in the event of a fuel spill. The fire department shall be notified of any fuel spill which is considered a hazard to people or property or which meets one or more of the following criteria:

1. Any dimension of the spill is greater than 5 feet (1524 mm).
2. The fuel flow is continuous in nature.

An investigation shall be conducted by the fueling-station operator of all spills requiring notification of the fire department. The investigation shall provide conclusive proof of the cause and verification of the appropriate use of emergency procedures. Where it is determined that corrective measures are necessary to prevent future incidents of the same nature, they shall be implemented immediately.

(219) CHAPTER 23 MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES is hereby amended by amending **2306.2** to read as follows:

2306.2 Method of storage. *Approved* methods of storage for Class I, II and III liquid fuels at motor fuel-dispensing facilities, permanent on-site, and temporary fuel storage tanks shall be in accordance with Sections 2306.2.1 through 2306.2.7.

(220) CHAPTER 23 MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES is hereby amended by amending **2306.2.5** to read as follows:

2306.2.5 Portable tanks. Where approved by the *fire code official*, portable tanks are allowed to be temporarily used in conjunction with the dispensing of Class I, II or III liquids into the fuel tanks of motor vehicles or motorized equipment on premises not normally accessible to the public. The approval shall include a definite time limit. Permits shall have a 180-day expiration.

(221) CHAPTER 23 MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES is hereby amended by amending **2306.2** to add **2306.2.7** to read as follows:

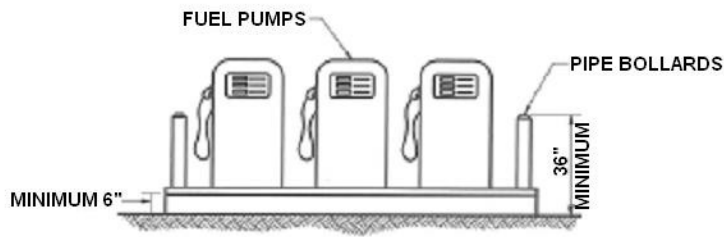
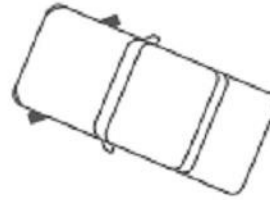
2306.2.7 Above-ground tanks change of system contents. It shall be a violation of this code to dispense or transfer Class I, II, or IIIA fuel into an above-ground fuel storage tank to be stored or dispensed for use unless the tank is *listed* and *labeled* for the fuel product. Above-ground fuel storage tanks and dispensing equipment subject to change in contents shall be subject to *fire code official* review and approval prior to commencing storage and/or dispensing operations.

(222) CHAPTER 23 MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES is hereby amended by amending **2307.7.3** to read as follows:

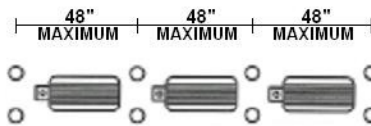
2306.7.3 Mounting of dispensers. Dispensing devices, except those installed on top of a protected above-ground tank that qualifies as vehicle-impact resistant, shall be protected against physical damage by mounting on a concrete island 6 inches (152 mm) or more in height, or shall be protected in accordance with Section 312. Dispensing devices shall be installed and securely fastened to their mounting surface in accordance with the dispenser manufacturer's instructions. Dispensing devices installed indoors shall be located in an approved position where they cannot be struck by an out-of-control vehicle descending a ramp or other slope. (See Figure 2306.7.3)



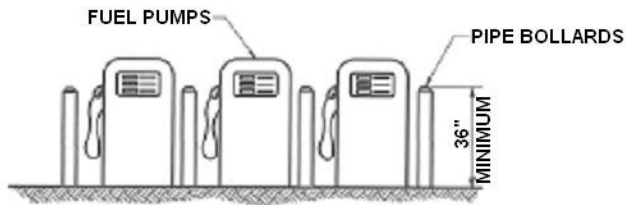
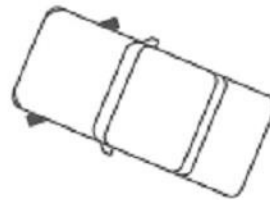
PLAN VIEW



ELEVATION ISLAND



PLAN VIEW



ELEVATION GRADE

FIGURE 2306.7.3
Dispenser Protection Against Physical Damage

(223) CHAPTER 24 FLAMMABLE FINISHES is hereby amended by amending **2401.2** to read as follows:

2401.2 Nonapplicability. This chapter shall not apply to spray finishing that does not utilize flammable or combustible liquids. Liquids with no flashpoint and/or in a water-miscible solution or dispersion with a water and inert (noncombustible) solids content of more than 80 percent by weight.

(224) CHAPTER 24 FLAMMABLE FINISHES is hereby amended by amending **2404.3** to amend a misprint to the Edition printing to read as follows:

2404.3 Design and construction. Design and construction of spray rooms, spray booths and spray spaces shall be in accordance with Sections 2404.3.1 through 2404.3.4.1.

(225) CHAPTER 28 LUMBER YARDS AND AGRO-INDUSTRIAL, SOLID BIOMASS AND WOODWORKING FACILITIES is hereby amended by amending **2807.2** to read as follows:

2807.2 Size of piles. Piles shall not exceed 15 feet (4572 mm) in height, 25 feet (7620 mm) in width and 50 feet (15 240 mm) in length. Piles shall be separated from adjacent piles or other exposures by *approved* fire apparatus access roads.

Exception: The *fire code official* is authorized to allow the pile size to be increased when additional fire protection is provided in accordance with Chapter 9. The increase shall be based on the capabilities of the system installed.

(226) CHAPTER 28 LUMBER YARDS AND AGRO-INDUSTRIAL, SOLID BIOMASS AND WOODWORKING FACILITIES is hereby amended by amending **2808.3** to read as follows:

2808.3 Size of piles. Piles shall not exceed 15 feet (4572 mm) in height, 25 feet (7620 mm) in width and 50 feet (15 240 mm) in length. Stackable products shall not be stacked in excess of 15 feet (4572 mm) in height, 25 feet (7620 mm) in width and 50 feet (15 240 mm) in length.

(227) CHAPTER 28 LUMBER YARDS AND AGRO-INDUSTRIAL, SOLID BIOMASS AND WOODWORKING FACILITIES is hereby amended by amending **2808.3.1** to read as follows:

2808.3.1 Increase in pile or stack size. The *fire code official* is authorized to allow the piles or stackable products to be increased beyond the dimensions in Section 2808.3 provided that a written fire protection plan is *approved* by the *fire code official*. The fire protection plan shall include, but not be limited to, the following:

1. Contact information for after-hours response by facility personnel.
2. Storage yard areas and material-handling equipment selection, pile design and arrangement shall be based on sound safety, fire prevention, and fire protection principles.
3. *Approved* fire apparatus access roads around the piles or stacks and access roads to the top of piles, if applicable, shall be established, identified and maintained.
4. The potential for spontaneous heating shall be evaluated and provisions made to control the temperature of the piles. Methods for monitoring the internal temperature of the pile shall be provided.
5. Routine yard inspections shall be conducted by trained personnel.

6. A means for early fire detection and reporting to the public fire department shall be provided.
7. Facilities and equipment needed by the fire department for fire extinguishment shall be provided and maintained by the facility, business, company, agent, owner, and/or responsible persons, including a water supply in compliance with Section 507 and on-site heavy equipment necessary to move material.
8. A de-inventory plan shall be utilized to remove alternating piles or stacked products in a manner to increase the separation distances between the remaining piles or stacks.
9. The increased pile size shall be based on the capabilities of the installed fire protection systems and features including but not limited to water monitors, fire pumps, on-site hydrants, and similar.
10. An *approved* controlled burn area shall be provided on-site for smoldering or damaged product.
11. Any additional fire protection as deemed necessary by the fire code official.

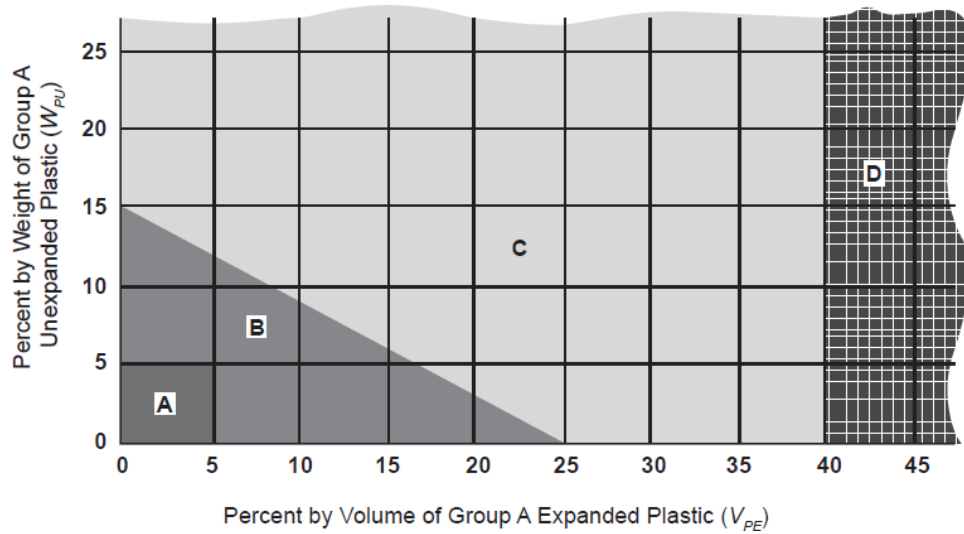
(228) CHAPTER 28 LUMBER YARDS AND AGRO-INDUSTRIAL, SOLID BIOMASS AND WOODWORKING FACILITIES is hereby amended by amending **2809.2** to read as follows:

2809.2 Size of piles. Exterior storage shall be arranged to form stable piles with a maximum height of 15 feet (4572 mm). Piles shall not exceed 18,750 cubic feet (531 m³) in volume.

(229) CHAPTER 31 TENTS, TEMPORARY SPECIAL EVENT STRUCTURES AND OTHER MEMBRANE STRUCTURES is hereby amended by amending **3103.10.2** to amend a misprint to the Edition printing to read as follows:

3103.10.2 Fabric envelope design and construction. Air-supported and air-inflated structures shall have the design and construction of the fabric envelope and the method of anchoring in accordance with ASI-77.

(230) CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE is hereby amended by amending **Figure 3203.9(1)** to amend a misprint to the Edition printing to read as follows:

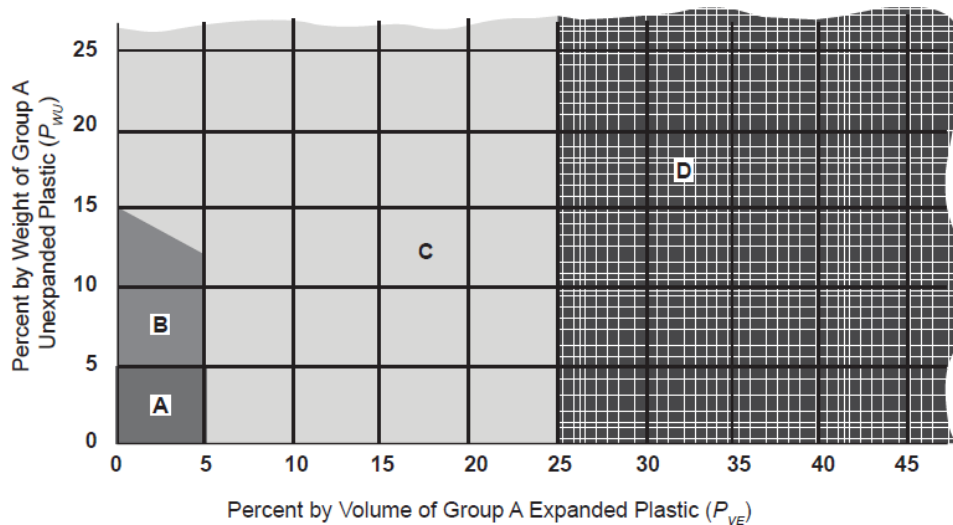


- A = Class I, II or III commodity
- B = Class IV commodity
- C = High-hazard commodity (Group A Unexpanded)
- D = High-hazard commodity (Group A Expanded)

FIGURE 3203.9(1)
EVALUATION OF CARTONED COMMODITIES CONTAINING GROUP A PLASTICS^{a, b}

- a. This figure is used to determine the commodity classification of a mixed commodity with Group A plastics in a package or crate.
- b. The following is an example of how to apply Figure 3203.9(1): A pallet load consists of a Class III commodity in cardboard boxes with components of unexpanded Group A plastic and packing material of expanded Group A plastic. Using Equation 32-1, the weight of unexpanded Group A plastic is 5 percent. Using Equation 32-2, the volume of expanded Group A plastic is 15 percent. This commodity is classified as a Class IV commodity. If the volume of the expanded Group A plastic is increased to 20 percent, the classification changes to a High-hazard (Group A unexpanded) commodity. Where the load is stored on a plastic pallet, the requirements in Section 3203.10 also apply.

(231) CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE is hereby amended by amending **Figure 3203.9(2)** to amend a misprint to the Edition printing to read as follows:



A = Class I, II or III commodity B = Class IV commodity
 C = High-hazard commodity (Group A Unexpanded) D = High-hazard commodity (Group A Expanded)

FIGURE 3203.9(2)
EVALUATION OF EXPOSED COMMODITIES CONTAINING GROUP A PLASTICS ^a
_b

- a. This figure is used to determine the commodity classification of a mixed commodity with Group A plastics where the products are exposed.
- b. The following is an example of how to apply Figure 3203.9(2): A pallet load consists of an exposed Class III commodity with components of unexpanded Group A plastic and packing material of expanded Group A plastic. Using Equation 32-1, the weight of unexpanded Group A plastic is 5 percent. Using Equation 32-2, the volume of expanded Group A plastic is 6 percent. This commodity is classified as a High-hazard (Group A unexpanded) commodity. Where the load is stored on a plastic pallet, the requirements in Section 3203.10 also apply.

(232) CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE is hereby amended by amending **3205.7** to read as follows:

3205.7 Designation of storage heights. Where required by the fire code official, a visual method of indicating the maximum allowable storage height shall be provided. The owner and/or tenant of premises subject to this section shall provide and maintain conspicuous markings on the walls and columns indicating the maximum permissible storage height.

(233) CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE is hereby amended by amending **Table 3206.2** to read as follows:

Table 3206.2

GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS

COMMODITY CLASS	SIZE OF HIGH-PILED STORAGE AREA ^a (square feet) (see sections 3206.2 and 3206.3)	ALL STORAGE AREAS (see Sections 3206, 3207 and 3208) ^b				SOLID-PILED STORAGE, SHELF STORAGE AND PALLETIZED STORAGE (see Section 3207.3)		
		Automatic fire extinguishing system (see Section 3206.4)	Fire detection system (see Section 3206.5)	Fire department access doors (see Section 3206.7)	Smoke and heat removal (see Section 3206.8)	Maximum pile dimension ^c (feet)	Maximum permissible storage height ^d (feet)	Maximum pile volume (cubic feet)
I-IV	0-500	Not Required ^a	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
	501-2,500	Not Required ^a	Yes ^e	Yes	Not Required	120	40	100,000
	2,501-12,000 Open to the public	Yes	Not Required	Yes	Not Required	120	40	400,000
	2,501-12,000 Not open to the public (Option 1)	Yes	Not Required	Yes	Not Required	120	40	400,000
	2,501-12,000 Not open to the public (Option 2)	Yes	Yes	Yes	Yes ^{h,i}	120	30 ^e	200,000
	12,001-500,000	Yes	Not Required	Yes	Yes ^{h,i}	120	40	400,000
	Greater than 500,000 ^f	Yes	Not Required	Yes	Yes ^{h,i}	120	40	400,000
High hazard	1-500	Not Required ^a	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
	501-2,500 Open to the public	Yes	Not Required	Yes	Not Required	60	30	75,000
	501-2,500 Not open to the public (Option 1)	Yes	Not Required	Yes	Not Required	60	30	75,000
	501-2,500 Not open to the public (Option 2)	Yes	Yes ^e	Yes	Yes ^{h,i}	60	20	50,000
	2,501-300,000	Yes	Not Required	Yes	Yes ^{h,i}	60	30	75,000
	Greater than 300,000 ^f	Yes	Not Required	Yes	Yes ^{h,i}	60	30	75,000

For SI: 1 foot = 304.8 mm, 1 cubic foot = 0.02832 m³, 1 square foot = 0.0929 m².

- a. Where automatic sprinklers are required for reasons other than those in Chapter 32, the portion of the sprinkler system protecting the high-piled storage area shall be designed and installed in accordance with Sections 3207 and 3208.
- b. For aisles, see Section 3206.10.
- c. Piles shall be separated by aisles complying with Section 3206.10.
- d. For storage in excess of the height indicated, special fire protection shall be provided in accordance with Note f where required by the fire code official. See Chapters 51 and 57 for special limitations for aerosols and flammable and combustible liquids, respectively.
- e. For storage exceeding 30 feet in height, Option 1 shall be used.
- f. Special fire protection provisions including, but not limited to, fire protection of exposed steel columns; increased sprinkler density; additional in-rack sprinklers, without associated reductions in ceiling sprinkler density; or fire department hose connections shall be provided where required by the fire code official.
- g. Not required where an automatic fire-extinguishing system is designed and installed to protect the high-piled storage area in accordance with Sections 3207 and 3208.
- h. Not required 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 (meters-seconds)^{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.
- i. Not required in frozen food warehouses used solely for storage of Class I and II commodities where protected by an approved automatic sprinkler system.

(234) CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE is hereby amended by amending 3206.7.4 to read as follows:

3206.7.4 Marking on fire department access doors. Fire department access doors shall be labeled on the interior and exterior side with the following sign or other *approved* sign:

FIRE DEPARTMENT ACCESS DOOR DO NOT BLOCK The lettering shall be in a contrasting color to the background (preferred red lettering on white background, and reflective. Letters shall have a minimum height of 2 inches (51 mm) with a minimum stroke of $\frac{3}{8}$ inch (10 mm).

(235) CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE is hereby amended by amending 3206.7.5 to read as follows:

3206.7.5 Number of doors required. The required fire department access doors shall be distributed such that the lineal distance between adjacent fire department access doors does not exceed 100 feet (30 480 mm) measured center to center.

Exception: The linear distance between adjacent access doors shall not exceed 100 feet (30 480 mm) in existing buildings where change in occupancy is not proposed.

(236) CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE is hereby amended by amending 3206.7.6 to read as follows:

3206.7.6 Door size and type. Fire department access doors shall be not less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Roll-up doors shall not be considered fire department access doors. Doors shall have handles and be openable from the outside.

(237) CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE is hereby amended by amending 3206.7.7 to read as follows:

3206.7.7 Locking devices. Locking devices on fire department access doors shall be *approved*, and when unlocked shall remain unlocked until reset.

(238) CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE is hereby amended by amending 3206.9 to read as follows:

3206.9 Fire department hose connections. Where any portion of the storage area is greater than 150 feet (45 720 mm) away from a fire department access lane, or exit *passageways* are required by the *International Building Code* for egress, a Class I standpipe system shall be provided in accordance with Section 905.

(239) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending 3301 to add 3301.3 to read as follows:

3301.3 Address numbers. Buildings under construction shall have addressing posted at all times and shall be maintained until permanent addressing is installed. For single buildings and where there are multiple buildings in a complex or at a single property address, each building shall have building numbers or letters posted in a location that is plainly legible and visible from the nearest fire apparatus access road, and at the drive entry where required. At a minimum address numbers and/or letters shall be sized to be plainly legible from the fire apparatus access road and may be no less than six (6) inch (152 mm) where plainly from the fire apparatus access road.

(240) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3303.1** to amend a misprint to the Edition printing to read as follows:

3303.1 Program development and maintenance. The *owner* or *owner's* authorized agent shall be responsible for the development, implementation and maintenance an *approved*, written *site safety plan* establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, *alteration* or demolition work. The plan shall address the requirements of this chapter and other applicable portions of this code, the duties of staff and staff training requirements. The plan shall be submitted and approved before a building permit is issued. Any changes to the plan shall be submitted for approval.

3303.3.1 Violations. Failure to properly maintain the construction site as required by this section, or properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 112.1 and shall result in the issuance of a notice of violation to the site safety director in accordance with Section 112.3. Upon the third offense, the *fire code official* is authorized to issue a stop work order in accordance with Section 113, and work shall not resume until satisfactory assurances of future compliance have been presented to and *approved* by the *fire code official*.

(241) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3305.1** to read as follows:

3305.1 Smoking. Smoking shall be prohibited except in *approved* areas. Smoking areas shall be *approved* by the *fire code official*. Signs shall be posted in accordance with Section 310. No smoking signs shall be posted at or near building entries. In *approved* areas where smoking is permitted, *approved* ashtrays shall be provided in accordance with Section 310.

(242) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3305.2.1** to read as follows:

3305.2.1 Combustible waste material accumulation. Combustible debris, rubbish and waste material shall not be accumulated within buildings or on the construction site. The site safety director shall be responsible for ensuring combustible debris, rubbish and waste material is properly contained and/or collected from the site, and no combustible debris, rubbish and waste material is permitted to leave the site where it is deposited on neighboring property by wind or weather.

(243) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3305.2.2** to read as follows:

3305.2.2 Combustible waste material removal. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work and properly deposited in *approved* containers until removal to an authorized disposal site.

(244) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3305.2.3** to read as follows:

3305.2.3 Rubbish containers. Where rubbish containers with a capacity exceeding 5.33 cubic feet (40 gallons) (0.15 m³) or larger are used for temporary storage of combustible debris, rubbish and waste

material, they shall have tightfitting or self-closing lids. Such rubbish containers shall be constructed entirely of materials that comply with either of the following:

1. Noncombustible materials.
2. Materials that meet a peak rate of heat release not exceeding 300 kW/m² when tested in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation.

Combustible debris, rubbish and waste material, shall not be permitted to be left on the ground outside of *approved* containers. Containers shall be frequently emptied to prevent overflow conditions.

(245) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3305.3** to read as follows:

3305.3 Burning of combustible debris, rubbish and waste. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site.

(246) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3305.4** to read as follows:

3305.4 Open burning. *Open burning* shall not be permitted.

(247) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3305.8** to read as follows:

3305.8 Cooking. Cooking shall be prohibited except in *approved* designated cooking areas separated from combustible materials by a minimum of 10 feet (3048 mm). Areas designated for cooking shall be *approved* by the *fire code official*. Signs with a minimum letter height of 3 inches (76 mm) and a minimum brush stroke of ½ inch (13 mm) shall be posted in conspicuous locations in designated cooking areas and state:

DESIGNATED COOKING AREA COOKING OUTSIDE OF A DESIGNATED COOKING AREA IS PROHIBITED

(248) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3313.1** to read as follows:

3313.1 When required. An *approved* water supply for fire protection, being a permanent water supply, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction, in accordance with Sections 3313.2 through 3313.5.

Exception: The *fire code official* is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

(249) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3313.2** to read as follows:

3313.2 Combustible building materials. When combustible building materials of the building under construction are delivered to a site, a minimum fire flow of 1,500 gallons per minute (5678 L/m) shall be provided. The fire hydrant used to provide this fire-flow supply shall be within 400

feet (122 m) of the combustible building materials, as measured along an *approved* fire apparatus access lane. Where the site configuration is such that one fire hydrant cannot be located within 400 feet (122 m) of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with this section.

(250) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3313.3** to read as follows:

3313.3 Vertical construction of Types II, III, IV and V construction. Prior to commencement of vertical construction of Type II, III, IV or V buildings that utilize any combustible building materials, the fire flow required by Sections 3313.3.1 through 3313.3.3 shall be provided, accompanied by fire hydrants in sufficient quantity to deliver the required fire flow and proper coverage, and accessible from *approved* fire apparatus access roads.

(251) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending 3313.3.1 to read as follows:

3313.3.1 Fire separation up to 30 feet. Where a building of Type II, III, IV or V construction has a *fire separation distance* of less than 30 feet (9144 mm) from property lot lines, and an adjacent property has an existing structure or otherwise can be built on, the water supply shall provide either a minimum of 1,500 gallons per minute (5678 L/m) or the entire fire flow required for the building when constructed, whichever is greater.

(252) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3313.3.2** to read as follows:

3313.3.2 Fire separation of 30 feet up to 60 feet. Where a building of Type II, III, IV or V construction has a fire separation distance of 30 feet (9144 mm) up to 60 feet (18 288 mm) from property lot lines, and an adjacent property has an existing structure or otherwise can be built on, the water supply shall provide a minimum of 1,500 gallons per minute (5678 L/m) or 50 percent of the fire flow required for the building when constructed, whichever is greater.

(253) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3313.3.3** to read as follows:

3313.3.3 Fire separation of 60 feet or greater. Where a building of Type II, III, IV or V construction has a fire separation of 60 feet (18 288 mm) or greater from a property *lot line*, a water supply of 1,500 gallons per minute (5678 L/m) shall be provided.

(254) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3313.4** to read as follows:

3313.4 Vertical construction, Type I construction. If combustible building materials are delivered to the construction site, water supply in accordance with Section 3313.2 shall be provided. Additional water supply for fire flow is not required prior to commencing vertical construction of Type I buildings, unless combustible materials are present within the walls of the building.

(255) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3314.1** to read as follows:

3314.1 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 25 feet (7620 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable *stairways*. As construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.

(256) CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION is hereby amended by amending **3315** to add **3315.3** to read as follows:

3315.3 Furniture, fixtures, and equipment. In buildings where an *automatic sprinkler system* is required, furniture, fixtures, and equipment shall not be stored in the building or areas of the building until the system is in service and approved by the *fire code official* and monitoring of system is active. In building where the system is installed in segments furniture, fixtures, and equipment shall only be permitted in areas where the system is in service and monitored.

Exception: As approved by the *fire code official*.

(257) CHAPTER 34 TIRE REBUILDING AND TIRE STORAGE is hereby amended by amending **3405.1** to read as follows:

3405.1 Individual piles. Tire storage shall be restricted to individual piles not exceeding 700 square feet (65 m²) of continuous area. Piles shall not exceed 7,000 cubic feet (198 m³) in volume or 10 feet in height and all piles shall be covered with a permanent type roof designed and constructed to prevent water from collecting in the tires.

(258) CHAPTER 34 TIRE REBUILDING AND TIRE STORAGE is hereby amended by amending **3405.6** to read as follows:

3405.6 Volume more than 49,000 cubic feet. Where the bulk volume of stored product is more than 49,000 cubic feet (1387 m³), additional fire protection is required in accordance with Chapter 9. The increase shall be based on the capabilities of the system installed, and the storage arrangement shall be in accordance with the following:

1. Individual storage piles shall comply with size and separation requirements in Section 3405.1 through 3405.5.
2. Adjacent storage piles shall be considered a group, and the aggregate volume of storage piles in a group shall not exceed 49,000 cubic feet (1387 m³).
3. Groups shall provide a fire protection plan. Fire protections plans submitted for review shall include, but is not limited to, the following:
 - a) Tire storage yard layout of areas, tire-handling equipment selection, pile design and arrangement, fire protection systems, and shall be based upon sound fire prevention and protection principles.
 - b) Factors that lead to water collection in stored tires and vector control shall be identified in the plan, and control of the various factors shall be identified and implemented, including provisions for monitoring the stability of the pile(s).
 - c) The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.

- d) Fire apparatus access roads to the piles shall be established, identified and maintained.
- e) Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.
- f) Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the number of piles shall be based upon the capabilities of the installed fire protection systems and features.
- g) Separation between groups shall be not less than 75 feet (22 860 mm) wide.

(259) CHAPTER 34 TIRE REBUILDING AND TIRE STORAGE is hereby amended by amending **3405.7** to read as follows:

3405.7 Location of storage. Outdoor new and/or waste tire storage shall not be located within 10 feet (3048 mm) of a means of egress, under bridges, elevated trestles, elevated roadways, or elevated railroads and shall comply with Section 304.

(260) CHAPTER 34 TIRE REBUILDING AND TIRE STORAGE is hereby amended by amending **3407.1** to read as follows:

3407.1 Where required. Where the aggregate volume of stored material is more than 5,000 cubic feet (141 m³), a firmly anchored fence or other *approved* method of security that controls unauthorized access to the tire storage yard shall surround the tire storage yard.

(261) CHAPTER 34 TIRE REBUILDING AND TIRE STORAGE is hereby amended by amending **3408.1** to read as follows:

3408.1 Water supply. A public or private fire protection water supply shall be provided in accordance with Section 507. The water supply shall be arranged such that any part of the storage yard can be reached by using not more than 300 feet (91 m) of hose.

(262) CHAPTER 34 TIRE REBUILDING AND TIRE STORAGE is hereby amended by amending **3409.1** to read as follows:

3409.1 Pile dimensions. Where tires are stored on-tread, the dimension of the pile in the direction of the wheel hole shall not be more than 20 feet (6096 mm). Tires stored adjacent to or along one wall shall not extend more than 10 feet (3048 mm) from that wall. Other piles shall be not more than 10 feet (3048 mm) in width.

(263) CHAPTER 35 WELDING AND OTHER HOT WORK is hereby amended by amending **3503.3** to read as follows:

3503.3 Hot work program permit. Hot work operational permits, issued by the *fire code official* or 3rd party fire inspector to an *approved* responsible person under a hot work program, shall be posted on site, working permits issued by a hot work supervisor shall be available for review by the *fire code official* at the time the work is conducted and for 48 hours after work is complete.

(264) CHAPTER 35 WELDING AND OTHER HOT WORK is hereby amended by amending **3503.4** to read as follows:

3503.4 Qualifications of operators. An operational permit for hot work operations shall not be issued unless the individuals in charge of supervising and those performing such operations are capable of performing such operations safely. The *approved* personnel shall be trained in the fire safety aspects denoted in this code and NFPA 51B Standard for Fire Prevention During Welding, Cutting, and Other Hot Work, and demonstration of a working knowledge of the provisions of this chapter shall constitute acceptable evidence of compliance with this requirement.

(265) CHAPTER 36 MARINAS is hereby amended by amending **3603.5** to amend a misprint to the Edition printing to read as follows:

3603.5 Electrical equipment. Electrical equipment shall be installed and used in accordance with its listing, Section 603 of this code and Chapter 5 of NFPA 303 as required for wet, damp and hazardous locations.

(266) CHAPTER 37 COMBUSTIBLE FIBERS is hereby amended by amending **3703** to read as follows:

**SECTION 3703
GENERAL PRECAUTIONS, CONSTRUCTION AND PROTECTION REQUIREMENTS**

(267) CHAPTER 37 COMBUSTIBLE FIBERS is hereby amended by amending **3703.6** to amend a misprint to the Edition printing to read as follows:

3703.6 Portable fire extinguishers. Portable fire extinguishers shall be provided in accordance with Section 906 as required for extra-hazard occupancy protection as indicated in Table 906.1.

(268) CHAPTER 37 COMBUSTIBLE FIBERS is hereby amended by amending **3703** to add Sections **3703.8** through **3703.10** to read as follows:

3703.8 Handling and storage. Handling and storage of large quantities of wastepaper, rags, or other combustible materials shall not be allowed in a building of any type in excess of 1500 square feet area unless the building is protected with an approved automatic sprinkler system.

3703.9 Limitations on building height. A building used for handling and storage of wastepaper, rags or other combustible materials shall not exceed one story in height unless of Type I construction and fully protected with approved automatic sprinkler system.

3703.10 Materials outside of building. No loose wastepaper, rags, trash or rubbish of any kind, or similar combustible materials shall be allowed on the premises on the outside of any building.

(269) CHAPTER 37 COMBUSTIBLE FIBERS is hereby amended by amending **3705.1** to read as follows:

3705.1 Bale size and separation. Baled combustible fibers (including wastepaper, rags, and other combustibles in baled lots) shall be stored in buildings and limited to single blocks or piles not more than 25,000 cubic feet (700 m³) in volume, not including aisles or clearances. Blocks or piles of baled fiber shall be separated from adjacent storage by aisles not less than 5 feet (1524 mm) wide, or by flash-fire barriers constructed of continuous sheets of noncombustible material extending from the floor to a minimum height of 1 foot (305 mm) above the highest point of the piles and projecting not less than 1 foot (305 mm) beyond the sides of the piles. Baled materials, if stored outside of buildings, shall not be stored within 25 feet of any building.

Exception: Baled materials may be stored within 25 feet of a building's outside wall, but no closer than 10 feet, when a wall sprinkler curtain is provided on the building.

(270) CHAPTER 38 HIGHER EDUCATION LABORATORIES is hereby amended by amending **Table 3805.4** to amend a misprint to the Edition printing to read as follows:

**TABLE 3805.4
DESIGN AND NUMBER OF CONTROL AREAS IN EXISTING
NONSPRINKLERED LABORATORIES**

FLOOR LEVEL		PERCENTAGE OF THE MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA ^{a, c}	NUMBER OF CONTROL AREAS PER FLOOR	FIRE-RESISTANCE RATING FOR FIRE BARRIERS ^{b, c, d} IN HOURS
Above grade plane	Higher than 9	5	1	2 ^c
	7-9	10	2	2 ^c
	4-6	25	2	2 ^c
	3	75	2	1
	1-2	100	4	1
Below grade plane	1	100	3	1
	2	75	2	1
	Lower than 2	Not allowed	Not allowed	Not allowed

- a. Percentages shall be of the maximum allowable quantity per control area shown in Table 5003.1.1(1) and Table 5003.1.1(2), excluding all increases allowed in the footnotes to those tables.
- b. Fire barriers shall include walls, floors and ceilings necessary to provide separation from other portions of the building.
- c. Vertical fire barriers separating control areas from other spaces on the same floor are permitted to be 1-hour fire-resistance rated.
- d. See Section 414.2.4 of the *International Building Code* for additional requirements.
- e. The percentage of the maximum allowable quantity per control area shown in Table 3805.4 shall be applied to 25 percent of Table 5003.1.1(1) limits for Class 4 oxidizers or pyrophoric materials.

(271) CHAPTER 40 STORAGE OF DISTILLED SPIRITS AND WINES is hereby amended by amending **4003.3.4** to amend a misprint to the Edition printing to read as follows:

4003.3.4 Electrical. Electrical wiring and equipment shall be installed and maintained in accordance with Section 603 and NFPA 70.

(272) CHAPTER 50 HAZARDOUS MATERIALS – GENERAL PROVISIONS is hereby amended by amending **5001.2** to read as follows:

5001.2 Material classification. Hazardous materials are those chemicals or substances defined as such by this code. Material classification letters shall be submitted for all occupancy groups storing chemicals including occupancy groups storing less than the maximum allowable quantity to include a floor layout showing locations and amounts to be stored, method of use, and any other information required by the *fire code official*, and where applicable any additional information required by this Section or another Section of the code. Definitions of hazardous materials shall apply to all hazardous materials, including those regulated elsewhere in this code.

(273) CHAPTER 54 CORROSIVE MATERIALS is hereby amended by amending **5401.1** to amend a misprint to the Edition printing to read as follows:

5401.1 Scope. The storage and use of *corrosive* materials shall be in accordance with this chapter. *Compressed gases* shall also comply with Chapter 53.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.
2. Stationary storage battery systems in accordance with Section 1207.
3. This chapter shall not apply to R-717 (ammonia) where used as a refrigerant in a refrigeration system (see Section 608).

(274) CHAPTER 56 EXPLOSIVES AND FIREWORKS is hereby amended by amending **5601.2.1** to read as follows:

5601.2.1 Residential uses. Persons shall not keep or store, nor shall any permit be issued to keep or store, any *explosives* at any place of habitation, or within 100 feet (30 480 mm) thereof unless authorized by federal and/or state law.

Exception: Storage of smokeless propellant, black powder and small arms primers for personal use and not for resale in accordance with Section 5606.

(275) CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5703.6** to add **Section 5703.6.12** to read as follows:

5703.6.12 Pressurized piping. Where a pressurized (remote pumped) piping system is connected to a tank, the piping system shall have an approved, listed leak detection device installed in the system to monitor for leaks in the piping.

(276) CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5704.2.13** to read as follows:

5704.2.13 Abandonment and status of tanks. Tanks taken out of service shall be removed in accordance with Section 5704.2.14 or safeguarded in accordance with Sections 5704.2.13.1 through 5704.2.13.2.3 and API 1604. Before an underground tank is removed, a permit shall be obtained from the city permit office and the *fire code official* shall be present for the removal. Prior to transporting any removed tank, it shall be properly marked and made inert in the presence of the *fire code official*.

(277) CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5704.2.13.1.3** to read as follows:

5704.2.13.1.3 Out of service for one year. Underground tanks that have been out of service for a period of one year shall be removed from the ground in accordance with Section 5704.2.14.

(278) CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5704.2.13.1.4** to read as follows:

5704.2.13.1.4 Tanks abandoned in place. Tanks shall not be abandoned in place.

(279) CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5704.3.8.1** to amend a misprint to the Edition printing to read as follows:

5704.3.8.1 Quantities and storage arrangement. The total quantities of liquids in a liquid storage warehouse shall not be limited. The arrangement of storage shall be in accordance with Table 5704.3.6.3(2) or 5704.3.6.3(3).

(280) CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5704.3.8.3** to amend a misprint to the Edition printing to read as follows:

5704.3.8.3 Ventilation. Liquid storage warehouses storing containers greater than 5 gallons (19 L) in capacity shall be ventilated at a rate of not less than 0.25 cfm per square foot $0.00127 \text{ m}^3/\text{s} \times \text{m}^2$) of floor area over the storage area. Ammonia where used as a refrigerant in a refrigeration system (see Section 608).

(281) CHAPTER 61 LIQUEFIED PETROLEUM GASES is hereby amended by amending **6107.4** to read as follows:

6107.4 Protecting containers from vehicles. Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with Section 312 and NFPA 58.

(282) CHAPTER 80 REFERENCED STANDARDS is hereby amended by amending the following Standards to amend a misprint to the Edition printing to read as follows:

The portions of text and tables not shown are unaffected by the amendment.

AFSI	Architectural Fabric Structures Institute c/o Industrial Fabric Association International 1801 County Road B West Roseville, MN 55113
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ASI-77 — Design and Standards Manual
3103.10.2

ASME	American Society of Mechanical Engineers Two Park Avenue New York, NY 10016-5990
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A17.3 — 2017 Safety Code for Existing Elevators and Escalators
1103.3.1, 1103.3.2

ASSP	American Society of Safety Professionals 520 N. Northwest Highway Park Ridge, IL 60068
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ANSI/ASSP Z359.1 — 2020 The Fall Protection Code
1015.6, 1015.7

BHMA Builders Hardware Manufacturers' Association 355 Lexington Avenue, 15th Floor
New York, NY 10017

- A156.19 — 2019 Power Assist and Low-energy Power-operated Doors
1010.3.2
A156.38 — 2019 Low-energy Power-operated Sliding and Folding Doors
1010.3.2

CGA Compressed Gas Association 14501 George Carter Way, Suite 103
Chantilly, VA 20151

- ANSI/CGA G-13 — 2015 Storage and Handling of Silane and Silane Mixtures
(an American National Standard)
6404.1, 6404.2, 6405.3

IIAR International Institute of Ammonia Refrigeration
1001 N. Fairfax Street, Suite 503
Alexandria, VA 22314

- ANSI/IIAR 6 — 2019 Standard for Inspection, Testing, and Maintenance of Closed-circuit Ammonia Refrigeration Systems 608.1.2
608.1.2
ANSI/IIAR 7 — 2019 Developing Operating Procedures for Closed-circuit Ammonia Refrigeration Systems 608.1.2
608.1.2
ANSI/IIAR 9 — 2020 Standard for Minimum System Safety Requirements for Existing Closed-circuit Ammonia Refrigeration Systems 608.1.2
608.1.2

NFPA National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

- 02 — 20 Hydrogen Technologies Code
1206.3, 1206.4, 2309.1, 2309.3.1.1, 2309.3.1.2, 2309.4, 2309.6, 2311.8, 2311.8.2, 2311.8.10, 2311.8.11, 5301.1, 5801.1
10 — 18 Standard for Portable Fire Extinguishers
Table 901.6.1, 906.2, Table 906.3(1), Table 906.3(2), 906.3.2, 906.3.4, 3006.3
17 — 21 Standard for Dry Chemical Extinguishing Systems
Table 901.6.1, 904.6, 904.13
17A — 21 Standard for Wet Chemical Extinguishing Systems
Table 901.6.1, 904.5, 904.13
55 — 20 Compressed Gases and Cryogenic Fluids Code
3508.1, 5301.1, 5307.4.2, 5501.1, 5801.1, 6301.1
96 — 21 Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations
606.2, 904.13

UL Underwriters Laboratories LLC
333 Pfingsten Road
Northbrook, IL 60062

- UL 1389 — 2019 Plant Oil Extraction Equipment for Installation and Use in Ordinary (Unclassified) Locations and Hazardous (Classified) Locations.
3904.2.1

AFSI Architectural Fabric Structures Institute c/o Industrial Fabric Association
International 1801 County Road B West
Roseville, MN 55113

(283) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B102.1** to read as follows:

B102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows:

FIRE FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, used to determined Type of construction by square footage.

FIRE-FLOW CALCULATION AREA. The total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, in square feet (m²), used to determine the required fire flow.

(284) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B103.2** to read as follows:

B103.2 Increases. The *fire code official* is authorized to increase the *fire-flow* requirements where based on factors such as the total square footage of the building(s), the type of construction, the occupancy group, and the actual use of the proposed building and shall be not more than twice that required for the building under consideration.

(285) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B103.3** to read as follows:

B103.3 Areas without water supply systems. For information regarding water supplies for fire-fighting purposes and where *approved* in rural and suburban areas in which adequate and reliable water supply systems do not exist, the *fire code official* is authorized to utilize NFPA 1142 or the *International Wildland-Urban Interface Code*. The use of water storage tanks for fire flow will be based on the following:

1. Areas where public water supply systems are not capable of supplying the required fire flow and where the water provider is capable of supplying water to water storage tanks.
2. On-site water storage tanks shall be design in accordance with the design standards outlined by the fire code official and shall installed in accordance with NFPA 22 and sized in accordance with the Fire Department's design worksheet.

Exception: Where the water provider due to the proximity of water mains capable of supplying the needed fire flow requires the extension of water mains to and/or across the property or development.

(286) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B104.1** to read as follows:

B104.1 General. The *fire-flow calculation area* shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

Where 33% or more of exterior and/or interior walls are of combustible construction the building shall be classified as Type V-B construction for fire flow requirements.

(287) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B105.1** to read as follows:

B105.1 One- and two-family dwellings Group R-3. The minimum *fire-flow* and flow duration requirements for one- and two-family *dwellings*, Group R-3 shall be as specified in Tables B105.1(1) and B105.1(2).

(288) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B105.2** to read as follows:

B105.2 Townhouses and Group R-4 buildings and buildings other than one- and two-family dwellings, Group R-3. The minimum *fire-flow* and flow duration requirements for townhouses and Group R-4 buildings and buildings other than one- and two-family *dwellings*, Group R-3 shall be as specified in Tables B105.1(2) and B105.2.

Exception: A reduction in required *fire-flow* for any building equipped with a fire sprinkler system shall be based on the total square footage of the building, the type of construction, the occupancy group, and the actual use of the proposed building.

The allowed reduction of fire flow in Table B105.1(2) is for fire sprinkler systems and is not an equal reduction to fire hydrant flow requirements in Appendix C.

(289) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B105 Table B105.1(1)** to read as follows:

**TABLE B105.1(1)
REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3**

Fire-Flow Calculation Area (square feet)	Automatic Sprinkler-System (Design Standard)	Minimum Fire-Flow (gallons per minute)	Flow Duration (hours)
0-3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required flow rate
0-3,600	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	500	½
3,601 and greater	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	½ value in Table B105.1(2) ^a	1

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.
a. The minimum fire-flow shall not be less than 1,000 gallons per minute.

(290) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B105 Table B105.1(2)** to read as follows:

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) ^{b, c}	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and VA ^a	Type IIB and IIIB ^a	Type VB ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	4
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

- a. Types of construction are based on the International Building Code.
- b. Measured at 25 psi for use during initial building design. Actual flow required for fire emergencies to be determined by *fire code official*.
- c. The total required fire-flow for any building can be increased and shall be established based on the total square footage of the building, the type of construction, the occupancy group, and the actual use of the proposed building. Building(s) in excess of the greatest square footage value shown can have the fire-flow increased based on the total square footage of the building, access to and around the building, the type of construction, the occupancy group, and the actual use of the proposed building for emergency firefighting operations.

(291) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B105 Table B105.2** to read as follows:

TABLE B105.2
REQUIRED FIRE-FLOW FOR TOWNHOUSES AND GROUP R-4 BUILDINGS AND BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3

Automatic Sprinkler-System (Design Standard)	Minimum Fire-Flow (gallons per minute)	Flow Duration (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	The percentage from Table B105.3 reduction of flow in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	50% reduction of flow in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

- a. The minimum fire-flow shall not be less than 1,000 gallons per minute.
- b. The minimum fire-flow shall not be less than 1,500 gallons per minute.

(292) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending B105 to add Table B105.3 to read as follows:

Table B105.3
Fire-Flow Reduction and Flow Duration for Buildings^a

Occupancy Type	Construction Type ^d	% of Reduction ^b
A	All Except V	75
A	V	50
B	All Except V	75
B	V	50
E	All	75
F	All Except V	75
F	V	50
H	All	50
I	All Except V	75
I	V	50
M	All Except V	75
M	V	50
R	All ^c	50
S not high piled	All Except V	75
S-1 high piled, Class I-V commodities	All Except V	50
S-1 Aircraft Hangers, Helistops	All Except V	75
S	V	50

- a. As determined by the *fire code official* on a case by case basis.
- b. The reduction in required fire-flow can be less than shown for any building equipped with a fire sprinkler system however shall be based on the total square footage of the building, the type of construction, the occupancy group, and the actual use of the proposed building.
- c. Group R building equipped throughout with an automatic sprinkler system in accordance with NFPA 13 may receive a reduction of 75%.
- d. Where 33% or more of exterior and/or interior walls are of combustible construction the building shall be classified as Type V construction.

(293) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by amending **B105.3** to read as follows:

B105.3 Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved *automatic sprinkler system*, the water supply shall be capable of providing the greater of:

1. The *automatic sprinkler system* demand, including interior and exterior hose stream demand.
2. The required fire flow as determined by the *fire code official* based on the total square footage of the building, the type of construction, the occupancy group, and the actual use of the proposed building.
3. Building(s) in excess of the greatest square footage value shown in Table B105.1(2) shall have adequate fire flow to supply the fire sprinkler system, interior hose connections, and fire apparatus where on-site hydrants are provided.

(294) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by adding add **B1000 through B2002** to read as follows:

Section **B1000 Flow Testing**

Section **B1001.1 Fire Flow Testing.**

B1001.1 Fire flow test on municipal/public fire hydrants shall be performed by employees of the municipality and be witnessed by the Purveyor and Fire Marshal or representative of the fire department. Fire flow tests on private fire hydrants are the responsibility of the property owner or authorized agent to apply for and shall be witnessed by or performed by the Fire Marshal and Purveyor. Fire Flow Tests conducted by a 3rd party tester is subject to permitting and payment of fees and shall be witnessed by the Fire Marshal and municipality's Water Purveyor or representative of the fire department. Private fire hydrants shall be tested every two years.

B1001.2 Fire flow test will consist of two hydrants, one hydrant for pressure readings, and one hydrant for flow readings. Flowing of additional hydrants without changing the hydrant the pressure is read from will be calculated as each additional hydrant. Changing the hydrant the pressure is read from constitutes a new fire flow test from each fire hydrant flowed.

B1001.3 For the purpose of fire flow testing to determine available water for construction and for designing fire and life safety systems on all fire hydrants having a static pressure in excess of 40 psi (2.8 bar). The formula used for calculating flow is $29.84 \times \text{Cof.} \times 2.50^2 \times P^{\sqrt{}} = Q$, and for graphing $P = (\text{Pr} - \text{Ps}) (\text{Q} / \text{Qr})^{1.85} + \text{Ps}$. For testing of fire hydrants theoretical discharge Tables shall not be used to calculate flow.

Section **B1002 Rating Pressure.**

B1002.1 For the purpose of uniform marking of fire hydrants, the rated capacities should be based upon actual flow for all fire hydrants having a static pressure in excess of 40 psi (2.8 bar). For testing of fire hydrants theoretical discharge Tables shall not be used to calculate flow. The formula used for calculating flow is $29.84 \times \text{Cof.} \times 2.50^2 \times P^{\sqrt{}} = Q$.

B1002.2 To obtain satisfactory test results of calculations of expected flows or rated capacities, sufficient discharge should be achieved to cause a drop in pressure at the residual hydrant of at least 25 percent below static pressure for all hydrants having a static pressure in excess of 40 psi (2.8 bar). For testing fire flow theoretical discharge Tables shall not be used to calculate flow and

determining flow discharge. Tests without a pitot(s) that sample water from the middle of the stream shall not be permitted.

B1002.3 It is recommended that a minimum residual pressure of 25 psi (1.7 bar) should be maintained at fire hydrants when delivering the fire flow. Pressures dropping below 25 psi (1.7 bar) will stop the test immediately to prevent damage to the municipal water system.

B1002.4 The use of residual pressures of less than 20 psi (1.4 bar) is not allowed.

Section **B1003 Procedure.**

B1003.1 When it is recommended and as deemed necessary by the *fire code official* that two tests should be made one should be performed during a period of ordinary demand and one made during a period of peak demand.

B1003.2 The procedure consists of discharging water at a measured rate of flow from the system at a given location and observing the corresponding pressure drop in the mains. From the standpoint of accuracy, the mathematical formula is to be used to compute the required fire flow available rather than the theoretical discharge table.

Section **B1004 Layout of Test.**

B1004.1 After the location where the test is to be run has been determined, a group of test hydrants in the vicinity is selected as approved by the *fire code official*.

B1004.2 Once selected, due consideration should be given to potential interference with traffic flow patterns, damage to surroundings (e.g., roadways, sidewalks, landscapes, vehicles, and pedestrians), and potential flooding problems both local and remote from the test site. It shall be the responsibility of the tester to provide *approved* diffusers, deflectors, mats, or other *approved* devices.

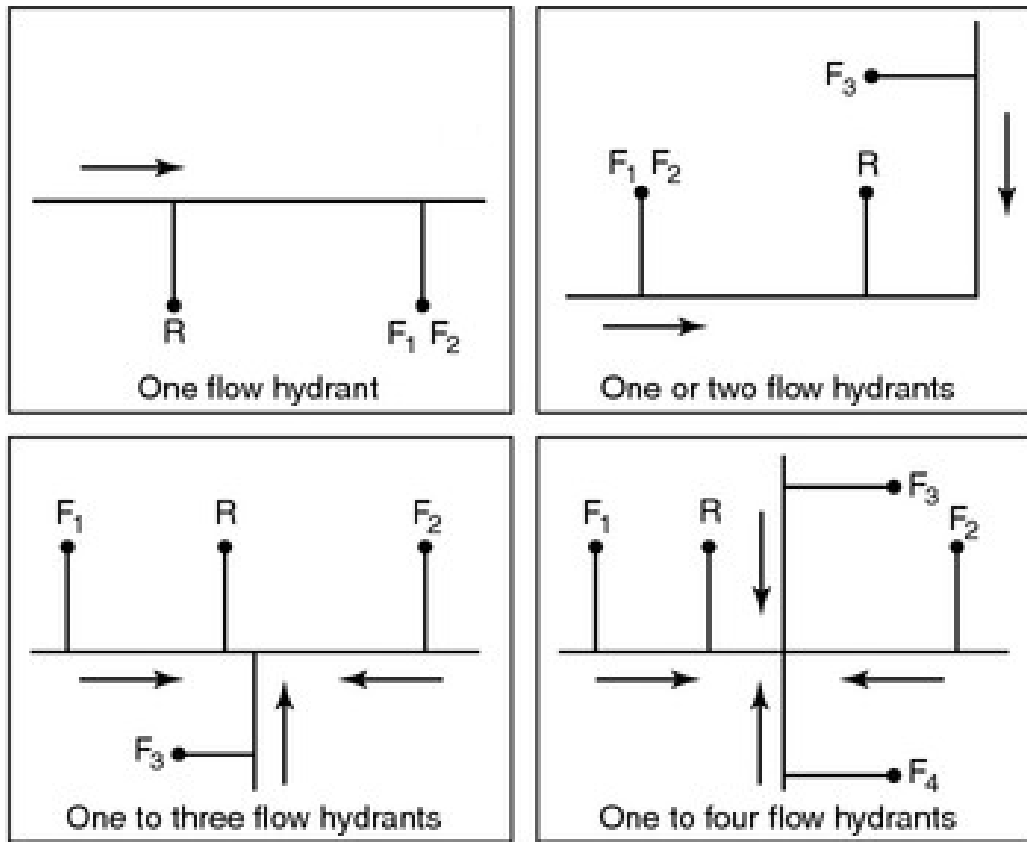
B1004.3 One hydrant, designated the residual hydrant, is chosen to be the hydrant where the normal static pressure will be observed with the other hydrants in the group closed, and where the residual pressure will be observed with the other hydrants flowing.

B1004.4 This hydrant is chosen so it will be located between the hydrant to be flowed and the large mains that constitute the immediate sources of water supply in the area. All reports shall include layout diagrams similar to that shown in Figure B1004.4, test layouts are indicated showing the residual hydrant designated with the letter R and hydrants to be flowed with the letter F.

B1004.5 The number of fire hydrants to be used in any test depends upon the strength of the distribution system in the vicinity of the test location as approved by the *fire code official*. The pitot reading shall be measured from both 2.5-inch ports from one hydrant to determine available fire flow. Unless otherwise determined by the *fire code official*.

B1004.6 To obtain satisfactory test results of expected flows or rated capacities, sufficient discharge should be achieved to cause a drop in pressure at the residual hydrant of at least 25 percent, or to flow the total demand necessary for providing fire suppression services in a fire emergency.

FIGURE B1004.4 Suggested Test Layout for Hydrants.



Arrows indicate direction of flow; R – residual hydrant; F – flow hydrant

Section B1005 Equipment.

B1005.1 The equipment necessary for field work consists of the following:

- (1) A single 160 or 200 psi bourdon pressure gauge with no more than 1 psi graduations or equivalent as approved by the *fire code official*.
- (2) A hydrant cap with a T connection for the 160 or 200 psi gauge and a cock at the end for relieving air pressure or equivalent as approved by the *fire code official*.
- (3) Two *approved* pitot tubes that sample water from the center of the stream with 50 or 60 psi bourdon pressure gauges with 1 psi graduations or equivalent as approved by the *fire code official*. Due to higher pressures in certain parts of the jurisdiction 100 psi bourdon pressure gauges with 1 psi graduations will be needed as necessary.
- (4) Hydrant wrenches.
- (5) Diffusers, deflectors, mats, or other *approved* devices as necessary.

B1005.2 All pressure gauges should be calibrated at least every 12 months, or more frequently depending on use. Calibration certificates shall be provided to the *fire code official* as requested.

Section B1006 Test Procedure. B1006.1 Testing procedure for fire flow.

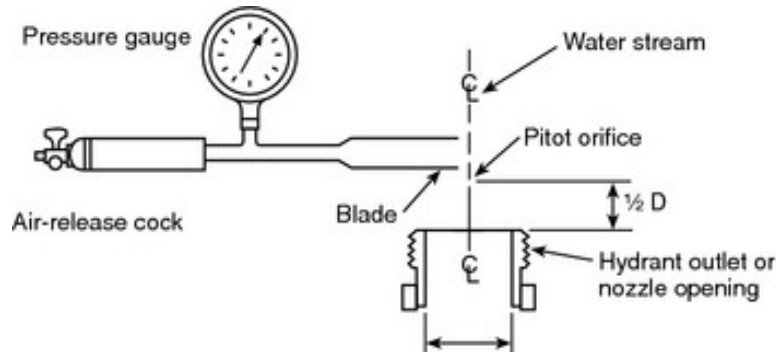
- (1) Opening the hydrants to be tested, water should be allowed to flow for a sufficient time to clear all debris and foreign substances from the stream(s) then close the hydrants.
- (2) In a typical test, the 160 or 200 psi gauge is attached to one of the 2½ in. (6.4 cm) outlets of the residual hydrant using the special cap.
- (3) The cock on the gauge piping is opened, (as soon as the air is exhausted from the barrel, the cock is closed) and the hydrant valve is opened full.
- (4) A reading (static pressure) is taken when the needle comes to rest.
- (5) At a given signal, each of the other hydrants is opened in succession, with discharge taking place directly from the open hydrant ports.
- (6) Hydrants should be opened one at a time.
- (7) At that time, a signal is given to the people at the hydrants to read the pitot pressure of the streams simultaneously while the residual pressure is being read.
- (8) The final magnitude of the pressure drop can be controlled by the number of hydrants used and the number of outlets opened on each.
- (9) After the readings have been taken, hydrants should be shut down slowly, one at a time, to prevent undue surges in the system.

Section **B1007 Pitot Readings.**

B1007.1 Procedure for pitot readings.

- (1) When measuring discharge from open hydrant ports, it is always preferable from the standpoint of accuracy to use 2½ in. (6.4 cm) outlets rather than pumper outlets.
- (2) In practically all cases, the 2½ in. (6.4 cm) outlets are filled across the entire cross-section during flow, while in the case of the larger outlets there is very frequently a void near the bottom.
- (3) When measuring the pitot pressure of a stream of practically uniform velocity, the orifice in the pitot tube is held downstream approximately one-half the diameter of the hydrant outlet or nozzle opening, and in the center of the stream. (See Figure B1007.3) Diffusers shall have pitot tubes for sampling water from the center of the stream.
- (4) The center line of the orifice should be at right angles to the plane of the face of the hydrant outlet.
- (5) The air chamber on the pitot tube should be kept elevated.
- (6) Pitot readings of less than 10 psi (0.7 bar) and more than 30 psi (2.0 bar) should be avoided, if possible.
- (7) Opening additional hydrant outlets will aid in controlling the pitot reading.
- (8) Hydrant valves shall be wide open to minimize problems with underground drain valves, and to give a more streamlined flow and a more accurate pitot reading.

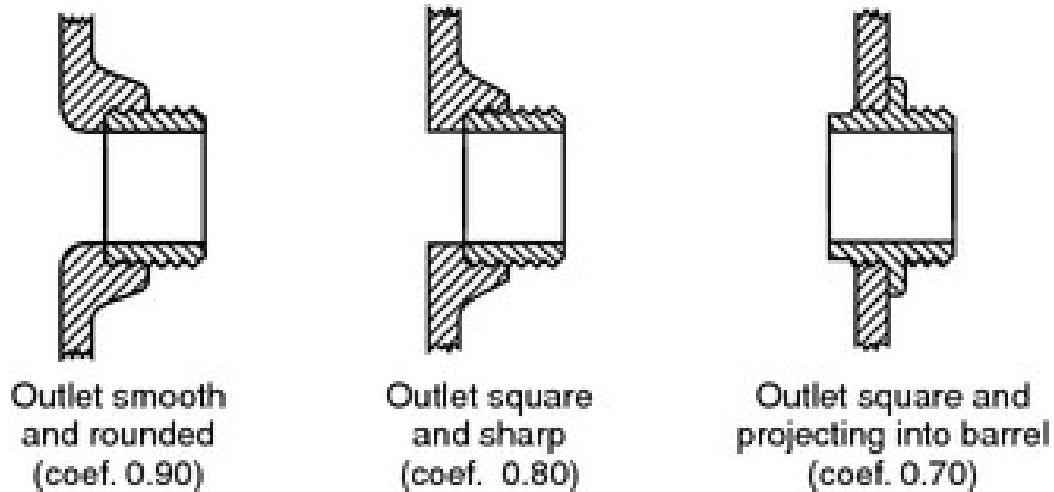
FIGURE B1007.3 Pitot Tube Position



Section B1008 Determination of Discharge.

B1008.1 At the hydrants used for flow during the test, the discharges from the open ports are determined from measurements of the diameter of the outlets flowed, the pitot pressure (velocity head) of the streams as indicated by the pitot gauge readings, and the coefficient of the outlet being flowed as determined from Figure B1008.1.

FIGURE B1008.1 Three General Types of Hydrant Outlets and Their Coefficients of Discharge.



B1008.2 The formula used to compute the discharge, Q, in gpm from these measurements is as follows:

$$Q = 29.84cd^2\sqrt{p}$$

where:

c = coefficient of discharge (see Equation B1008.2)

d = diameter of the outlet in inches

p = pitot pressure (velocity head) in psi

Section B1009 Use of Pumper Outlets.

B1009.1 If it is necessary to use a pumper outlet, and flow tubes (stream straighteners) are not available, the best results are obtained with the pitot pressure (velocity head) maintained between 5 psi and 10 psi (0.3 bar and 0.7 bar). The use of pumper outlets shall require prior approval by the *fire code official*.

B1009.2 For pumper outlets, the approximate discharge can be computed from Equation B1008.3 using the pitot pressure (velocity head) at the center of the stream and multiplying the result by one of the coefficients in Table B1009.2, depending upon the pitot pressure (velocity head).

Table B1009.2 Pumper Outlet Coefficients

Pitot Pressure (Velocity Head)

psi	bar	Coefficient
2	0.14	0.97
3	0.21	0.92
4	0.28	0.89
5	0.35	0.86
6	0.41	0.84
7 and Over	0.48 and Over	0.83

B1009.3 These coefficients are applied in addition to the coefficient in Equation B1008.2 and are for average-type fire hydrants.

Section B1010 Determination of Discharge.

B1010.1 If additional hydrants are used (flowed) to control the residual pressure drop, the discharges from the additional outlet(s) are not added to the total flow calculation.

B1010.2 The formula that is generally used to compute the discharge at the specified residual pressure or for any desired pressure drop is Equation 1010.2:

$$Q_R = Q_F \times \frac{h_r^{0.54}}{h_f^{0.54}}$$

where:

Q_R = flow predicted at desired residual pressure Q_F =

total flow measured during test

h_r = pressure drop to desired residual pressure h_f =

pressure drop measured during test

B1010.3 In this equation, any units of discharge or pressure drop may be used as long as the same units are used for each value of the same variable.

B1010.4 In other words, if Q_R is expressed in gpm, Q_F must be in gpm, and if h_r is expressed in psi, h_f must be expressed in psi.

B1010.5 These are the units that are normally used in applying Equation 1010.2 to fire flow test computations.

Section B1011 Data Sheet.

B1011.1 The data secured during the testing of fire hydrants for uniform marking can be valuable for other purposes.

B1011.2 With this in mind, it is suggested that the form shown in Figure 1011.2 or a similar form be used to record information that is taken and the form(s) used shall be submitted to the *fire code official*.

B1011.3 The back of the form should include a location sketch or on a separate form and the form(s) used shall be submitted to the *fire code official*.

B1011.4 Results of the flow test should be indicated on a hydraulic graph, such as the one shown in Figure 1011.4.

FIGURE B1011.2 Sample Report of a Hydrant Flow Test.



"City of Choice"

CITY OF CIBOLO FIRE FLOW TEST FORM

L. Perry
Fire Marshal



P. O. Box 826 • 204 Loop 539 West Cibolo, Texas 78108 • 210-566-7008 • Fax 210-566-5758

Project Name: _____ Date: _____
 Address: _____ Time: _____

 Test By: _____
 Conducted By: _____ Signature: _____
 Water Purveyor: _____ Signature: _____
 Water Supplied By: _____

DATA

FLOW HYDRANTS(S)	Hyd #	Hyd #	Hyd #
	F1	F2	F3
Size Opening:	2.5	2.5	_____
Coefficient:	_____	_____	_____
Pitot Reading:	_____	_____	_____
GPM:	_____	_____	_____

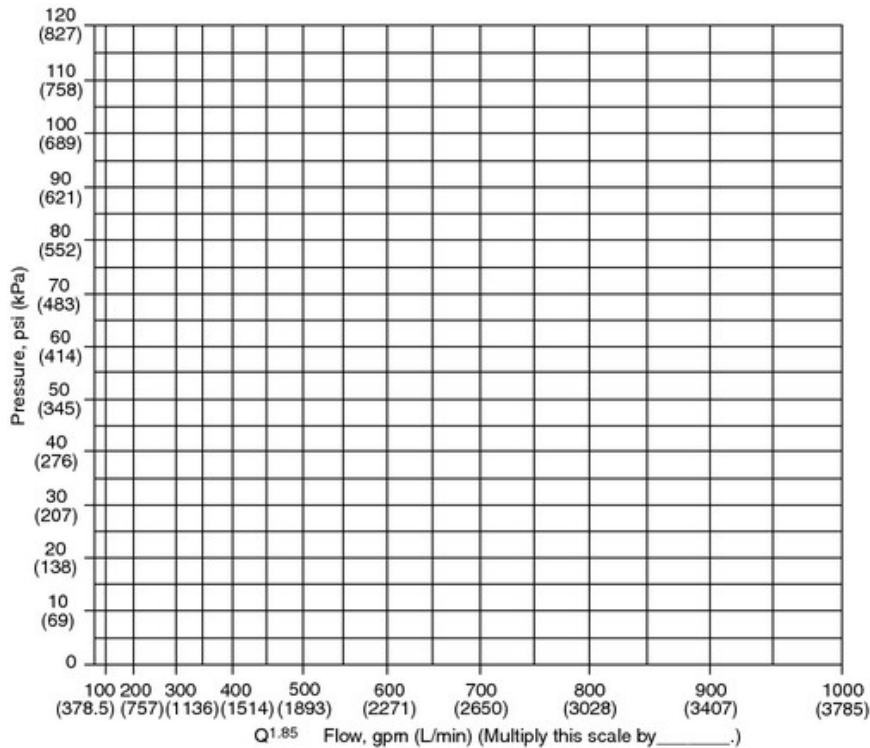


Total Flow During Test: _____ GPM
 Static Reading: _____ PSI Residual: _____ PSI Hyd # _____
 Results: At 20 PSI Residual _____ GPM Water Main Size: _____
 Estimated Consumption: _____ Gal. Flow Duration (minutes): _____

Remarks: _____

Map

FIGURE B1011.4 Sample Graph Sheet.



B1011.5 When the tests are complete, the forms should be filed for future reference by interested parties.

Section B2000 Marking of Fire Hydrants

B2001 Classification of Hydrants. Hydrants should be classified in accordance with their rated capacities based upon actual flow as follows:

- (1) Class AA — Rated capacity of 1500 gpm (5680 L/min) or greater
- (2) Class A — Rated capacity of 1000 – 1499 gpm (3785–5675 L/min)
- (3) Class B — Rated capacity of 500 – 999 gpm (1900–3780 L/min)
- (4) Class C — Rated capacity of 251 – 500 gpm (1900 L/min)
- (5) Class D — Rated capacity of less than 250 gpm (950 L/min) is considered nonfunctioning.

Section B2002 Marking of Fire Hydrants. B2002.1 Public

and Private Hydrants.

B2002.1.1 Public Hydrants. All new and existing public hydrants the hydrant barrels are to be red in color. Marking on all new and existing public hydrants or any device having the appearance of a fire hydrant on or adjacent to fire apparatus access roads shall be in accordance with Section B2001 and Section B2002.1.3 through B2002.1.8.

B2002.1.2 Private Hydrants. All new and existing private hydrants the hydrant barrels shall be painted chrome yellow, to distinguish them from public hydrants. Marking on all new and existing private hydrants or any device having the appearance of a fire hydrant on or adjacent to fire

apparatus access roads shall be in accordance with Section B2001 and Section B2002.1.3 through B2002.1.8.

B2002.1.3 All new and existing tops (bonnets) and nozzle caps shall be painted with the following capacity-indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

- (1) Class AA — Light blue
- (2) Class A — Green
- (3) Class B — Orange
- (4) Class C — Red
- (5) Class D — Black

B2002.1.4 For rapid identification at night, it is recommended that the capacity colors be of a reflective-type paint or have reflective (ground or crushed crystals and/or similar) material added to the finish.

B2002.1.5 Fire hydrants rated at less than 25 psi (1.72 bar) shall have the rated pressure stenciled in black or a contrasting color on the hydrant top (bonnet).

B2002.1.6 In addition to the painted top and nozzle caps, it can be advantageous to stencil the rated capacity of high-volume hydrants on the top (bonnet).

B2002.1.7 The classification and marking of fire hydrants provided for in this Section anticipate determination based on individual flow test.

B2002.1.8 Where a group of hydrants can be used at the time of a fire, some special marking designating group-flow capacity may be desirable.

B2002.2 Permanently Inoperative Hydrants. Public and private fire hydrants or any device having the appearance of a fire hydrant that are permanently inoperative or unusable shall be replaced as soon as reasonably possible.

B2002.3 Temporarily Inoperative Hydrants. Public and private fire hydrants or any device having the appearance of a fire hydrant that are temporarily inoperative or unusable should be wrapped or otherwise provided with temporary indication of their condition and repaired or replaced as soon as reasonably possible.

B2002.4 Flush Hydrants. Location markers for new and existing flush hydrants should carry the same background color as stated above for class indication, with such other data stenciled thereon as deemed necessary.

(295) APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION is hereby amended by amending **C101.1** to read as follows:

C101.1 Scope. In addition to the requirements of Section 507.5 of the *International Fire Code*, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

(296) APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION is hereby amended by amending **C101** to add **C101.2** to read as follows:

C101.2 Fire hydrant locations. Required fire hydrants shall not be installed at the end of dead-end streets, roads, or Cul-De-Sac's. Fire hydrants shall be provided within 100 feet (30 480 mm) on the approach to a fire department connection. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. Fire hydrants shall be accessible by an *approved* fire apparatus access road.

(297) APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION is hereby amended by amending **C102.1** to read as follows:

C102.1 Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1 and shall not be less than required to meet the spacing requirements in Section 507.5. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C102.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

(298) APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION is hereby amended by amending **C102.1 Table C102.1** to read as follows:

**Table C102.1
Required Number and Spacing of Fire Hydrants^g**

Fire-Flow Requirement (gpm)	Minimum Number of Hydrants	Average Spacing Between Hydrants ^{a, b, c, f} (feet)	Maximum Distance from any Point on Street or Road Frontage to a Hydrant ^{d, f}
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,251-2,500	3	400	225
2,501-3,000	3	350	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,001-5,500	6	300	180
5,501-6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers or where streets are provided with four or more traffic lanes, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet on an alternating basis for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof above 7,500 gpm.
- f. A 25-percent spacing increase when *approved* by the *fire code official* may be permitted where the building is equipped throughout with an approved automatic fire sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential*.
- g. The *fire code official* is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints, conditions, and hazards.

(299) APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION is hereby amended by amending **C104.1** to read as follows:

C104.1 Existing fire hydrants. Existing fire hydrants located across intersections or roadways may not be considered as available. Existing fire hydrants on public streets are allowed to be considered as available to meet the requirements of Sections C102 and C103 provided they are located adjacent to the property to be protected as *approved* by the *Fire Code Official*. Existing fire hydrants on adjacent properties are allowed to be considered as available to meet the requirements of Sections C102 and C103 provided that a fire apparatus access road extends between properties and that an easement is established to prevent obstruction of such roads or fire hydrant access.

(300) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D102.1** to read as follows:

D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete, or other *approved* driving surface capable of supporting the imposed load of a fire apparatus weighing at least 80,000 pounds (36 287 kg) or heaviest rated fire apparatus responding within the jurisdiction.

(301) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D103.1** to read as follows:

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm) the full length of the fire apparatus access road, lane, or roadway, exclusive of shoulders. (see Figure D103.1 The *fire code official* is authorized to increase the minimum width.

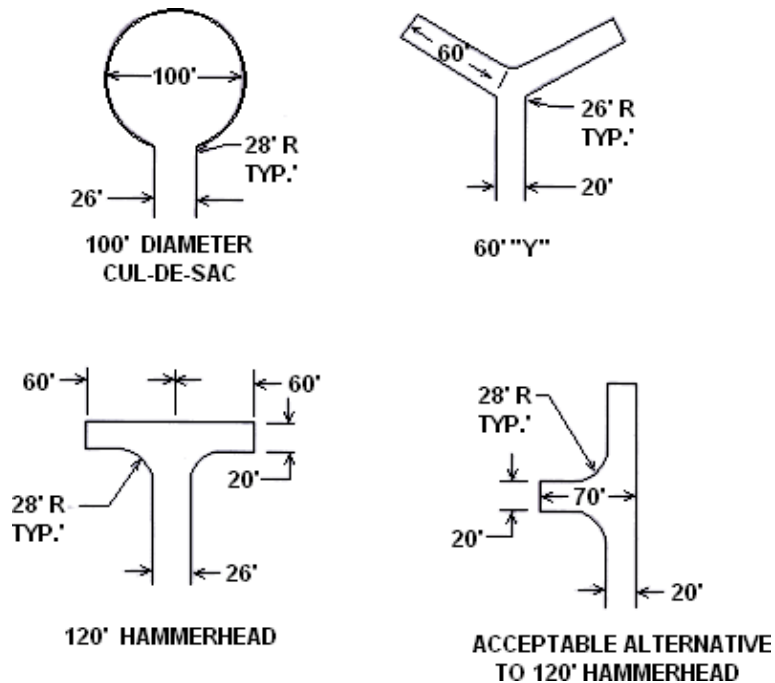


Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround

(302) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D103.2** to read as follows:

D103.2 Grade. Fire apparatus access roads shall not exceed 8 percent in grade. Fire apparatus access roads shall not have high or low elevation changes that would allow an apparatus to bottom out the center of, or nose into, or cause the rear of the apparatus to drag the surface in accordance with Section 503.2.7 and 503.2.8.

Exception: A local jurisdiction alternative to the 8 percent grade restriction where *approved* by the fire code official: If the grade exceeds 8 percent, the first portion of the grade shall be limited to 10 percent for a length of 150 feet transitioning back to 8 percent for 250 feet and then 10 percent for a length of 150 feet transitioning back to 8 percent for 250 feet, repeat the cycle as necessary. Grades steeper than 10 percent can only be *approved* by the fire code official.

(303) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D103.3** to read as follows:

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*. The standard radius is 50 foot outside and 28 foot inside turning radius.

(304) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D103.4** to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4 and Figure D103.1. The *fire code official* is authorized to increase the minimum width and length.

Table D103. REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

Length (feet)	Width (feet)	Turnarounds Required
0–150	20 ^{a, b}	None required
151–500	20 ^{a, b}	120-foot Hammerhead, 60-foot “Y” or 100-foot-diameter cul-de-sac in accordance with Figure D103.1
501–750	26 ^a	120-foot Hammerhead, 60-foot “Y” or 100-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

- a. The *fire code official* is authorized to increase the minimum width.
- b. 26-foot width where hydrants are located on access roads.

(305) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D103.5** to read as follows:

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the minimum gate width shall be not less than 20 feet (6096 mm), or where more than one gate is provided the minimum unobstructed opening width across any driving surface shall be not less than 20 feet (6096 mm) and 26 feet (7925 mm) where fire hydrants are located along roadways. Where a fire apparatus road consists of a divided roadway, the minimum

unobstructed opening width across any driving surface shall be not less than 20 feet (6096 mm) and 26 feet (7925 mm) where fire hydrants are located along roadways. The *fire code official* is authorized to increase the minimum width.

2. Gates shall be of the side hinged swinging or horizontal sliding type. Side hinged swinging gates shall open in the direction of travel.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Electric gates shall be designed to be in the open position during a failure of the opening device or electrical power failure. Emergency opening devices shall be *approved* by the *fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official* and meet the requirements of Section 506.
7. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by a key box containing the key(s) and the lock-box is installed at the gate location.
8. Locking device specifications shall be submitted for approval by the *fire code official*.
9. Electric gate operators, where provided, shall be listed in accordance with UL 325.
10. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.

(306) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D103.6** to read as follows:

D103.6 Signs and markings. Where required by the *fire code official*, new and existing fire apparatus access roads shall be marked with permanent NO PARKING — FIRE LANE — TOW / AWAY ZONE markings and signs complying with Figure D103.6. Markings shall be a minimum 6-inch (153 mm) wide red background with a minimum 4 inch (102 mm) high white lettering and where required by the *fire code official* for large complex's stripping shall be a minimum 8-inch-wide red background with a minimum 6-inch-high white lettering. Signs shall have red letters on a white reflective background and have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high for NO PARKING – FIRE LANE and a minimum dimension of 12 inches (305 mm) wide by 6 inches (153 mm) high for TOW – AWAY ZONE or overall dimension of 12 inches (305 mm) wide by 24 inches (610 mm) high with all of the wording and arrows. The minimum height, measured vertically from the bottom of the sign to the elevation of the near edge of the pavement, of signs installed at the side of the road in rural areas shall be 7 feet. The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way, of signs installed at the side of the road in business, commercial, or residential areas where parking or pedestrian movements are likely to occur, or where the view of the sign might be obstructed, shall be 7 feet. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. The *fire code official* is authorized to increase the minimum width of marking strips and letter size for visibility.

Painted curbs and flat stripping shall comply with Figure D103.6. Where curbs are present the curb face and top shall be painted red with the lettering at the top of the curb face with the words “ FIRE LANE NO PARKING TOW-AWAY ZONE ” spaced a minimum every 45 feet and a transition to a flat stripe at parking areas and approach ramps. Stenciling and stripping shall be on curb face where curbs are present.

When signs with arrows are used to indicate the extent of the restricted zones, the signs shall be set at an angle of not less than 30 degrees nor more than 45 degrees with the line of traffic flow in order to be visible to approaching traffic. If the signs are mounted at an angle of 90 degrees to the curb line, two signs shall be mounted back to back at the transition point between two parking zones, each with the appended message THIS SIDE OF SIGN. At intermediate points within a zone, a single sign without any arrow or appended plaque should be used, facing in the direction of approaching traffic. Otherwise, the standards of placement should be the same as for signs using directional arrows.

Spacing of signs without painted marking/stripping shall be at intervals not exceeding 45 feet (13 716 mm) and based on legibility and sign orientation. The *fire code official* is authorized to decrease the minimum distance between signs because of location on property, topography, obstructions, or other similar conditions.

**FIGURE D103.6
FIRE LANE MARKINGS AND SIGNS**

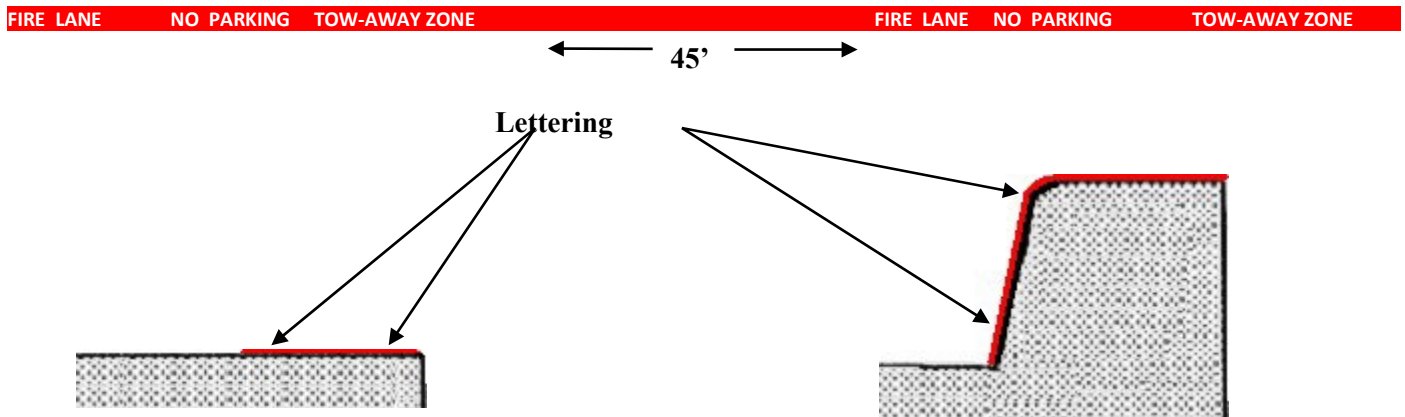
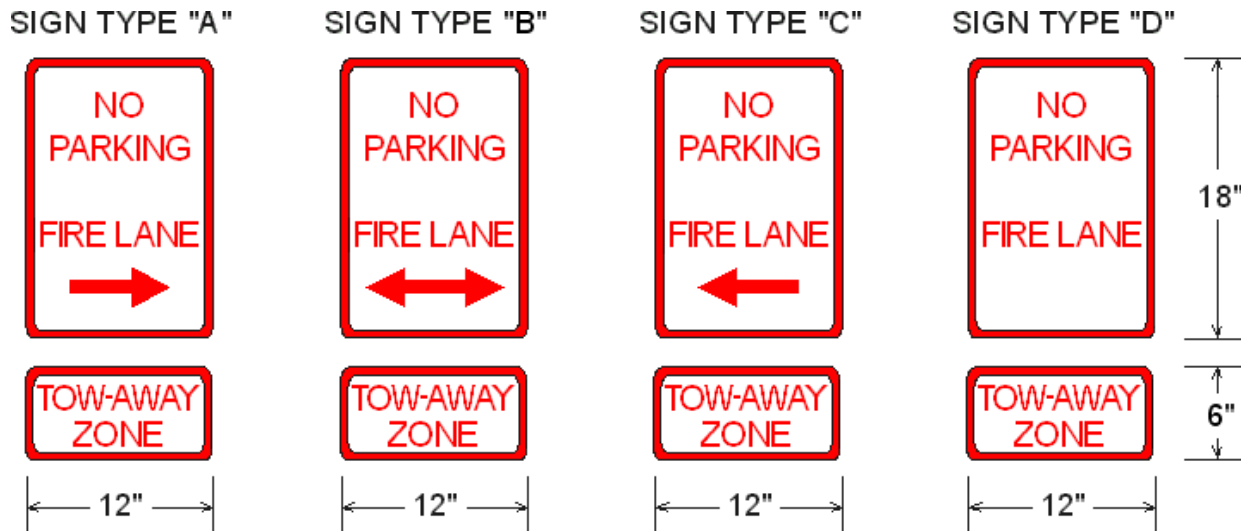


FIGURE D103.6 - continued
FIRE LANE MARKINGS AND SIGNS



(307) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by deleting the exception **D104.2** to read as follows:

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

(308) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D104.3** to read as follows:

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot, property, or area to be served, measured in a straight line between accesses and connect to a public way.

(309) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D105.2** to read as follows:

D105.2 Width and grade. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) exclusive of shoulders, in the immediate vicinity of any building or portion thereof. Aerial fire apparatus access roads shall not exceed 8 percent in grade.

(310) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D106.1** to read as follows:

D106.1 Multiple-family Residential Projects including townhouses and multiplex units and projects having up to 60 dwelling units. Multiple-family residential projects having up to 60 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads.

Exception:

1. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless the fire apparatus access road connects to a public way. No further development shall occur once the maximum number of *dwelling units* allowed by this Section has been reached unless the second *approved* fire apparatus access road has been extended to a public way. Where *approved* by the *fire code official* and where there is reasonable assurance the fire apparatus access road will connect with future development having access to a public way provided that the development is currently underway and an agreement is signed providing for the access to be completed within a year of the permitting for the increase of *dwelling units*.
2. Projects having up to 60 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout (all areas and to include attic spaces not just occupiable areas) with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

(311) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D106.2** to read as follows:

D106.2 Multiple-family Residential Projects including townhouses and multiplex units and projects having more than 60 dwelling units. Multiple-family residential projects having more than 60 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

(312) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D106.3** to read as follows:

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot, property, or area to be served, measured in a straight line between accesses and connect to a public way.

(313) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D107.1** to read as follows:

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless the fire apparatus access road connects to a public way. No further development shall occur once the maximum number of *dwelling units* allowed by this Section has been reached unless the second *approved* fire apparatus access road has been extended to a public way. Where *approved* by the *fire code official* and where there is reasonable assurance the fire apparatus access road will connect with future development having access to a public way provided that the development is currently underway and an agreement is signed providing for the access

- to be completed within a year of the permitting for the increase of *dwelling units*.
2. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3 of the *International Fire Code*, access from two directions shall not be required.

(314) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D107.2** to read as follows:

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot, property, or area to be served, measured in a straight line between accesses and connect to a public way.

(315) APPENDIX H HAZARDOUS MATERIAL MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENTS (HMIS) INSTRUCTIONS is hereby amended by amending **H101.1** to read as follows:

H101.1 Part A. (See Example Format in Figure H101.1).

1. Fill out items and sign the declaration. Declarations are to comply with this Section and Section 5001.2.
2. Part A of this section is required to be updated and submitted annually, or within 30 days of a change of chemicals or quantities, process, or management change

(316) APPENDIX H HAZARDOUS MATERIAL MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENTS (HMIS) INSTRUCTIONS is hereby amended by amending **H101.2** to read as follows:

H101.2 Part B—General Facility Description/Site Plan. (See Example Format in Figure H101.2).

1. Provide a site plan on a minimum 11 inch by 17-inch paper and in an electronic format, showing the locations of all buildings, structures, outdoor chemical control or storage and use areas, parking lots, internal roads, fire lanes, storm and sanitary sewers, trash/waste dumpsters, wells, and adjacent property uses. Indicate the scale (scale is to be a common number), North indicating arrow, and the date the drawing was completed.

(317) APPENDIX H HAZARDOUS MATERIAL MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENTS (HMIS) INSTRUCTIONS is hereby amended by amending **H101.3** to read as follows:

H101.3 Part C—Facility Storage Map – Confidential Information (See Example Format in Figure H101.3).

1. Provide a floor plan of each building identified on the site plan as containing chemicals or hazardous materials on a minimum 11 inch by 17-inch paper and in an electronic format, with the North indicating arrow, a description of use for all rooms, and showing the location of each storage and use area.
2. Identify storage and use areas, including hazard waste storage areas.

3. Show the following:
 - 3.1 Access to each storage and use area.
 - 3.2 Location of emergency equipment.
 - 3.3 Location where liaison will meet emergency responders.
 - 3.4 Facility evacuation meeting point locations.
 - 3.5 The general purpose (description of use) of the other areas within the building.
 - 3.6 Location of all aboveground and underground tanks to include sumps, vaults, below- grade treatment systems, piping, etc.
 - 3.7 Show hazard classes in each area.
 - 3.8 Show locations of all Group H occupancies to include chemical storage areas in Non- Group H areas, *control areas*, and exterior storage and use areas.
 - 3.9 Show emergency exits.

(318) APPENDIX H HAZARDOUS MATERIAL MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENTS (HMIS) INSTRUCTIONS is hereby amended by amending **H102.1** to read as follows:

H102.1 Inventory statement contents.

1. HMIS Summary Report (See Example Format in Figure H102.1).
 - 1.1 Complete a summary report for each *control area*, Group H occupancy and chemical storage areas in Non-Group H areas.
 - 1.2 The storage summary report includes the HMIS Inventory Report amounts in storage, use-closed, and use-open conditions.
 - 1.3 Provide separate summary reports for storage, use-closed and use-open conditions.
 - 1.4 IBC/IFC Hazard Class.
 - 1.5 Inventory Amount. [Solid (lb), Liquid (gal), Gas (cu ft, gal, or lbs)].
 - 1.6 IBC/IFC *Maximum Allowable Quantity per control area* (MAQ). (If applicable, double MAQ for sprinkler protection and/or storage in cabinets. For wholesale and retail sales occupancies, go to Tables 5003.11.1 and 5704.3.4.1 of the *International Fire Code* for MAQs.)
2. HMIS Inventory Report (See Example Format in Figure 5).
 - 2.1 Complete an inventory report by listing products by location.
 - 2.2 Product name.
 - 2.3 Components. (For mixtures specify percentages of major components if available.)
 - 2.4 Chemical Abstract Service (CAS) Number. (For mixtures list (CAS) Numbers of major components if available.)
 - 2.5 Location. (Identify the control area or, if it is a Group H occupancy, provide the classification, such as H-2, H-3, etc.)
 - 2.6 Container type and container capacity. (Provide type of material product container, vessel, or tank is made of and size of container along with quantity of containers.)
 - 2.7 Hazard Classification. (List applicable classifications for each product.)
 - 2.8 Stored. (Amount of product in storage conditions.)
 - 2.9 Closed. (Amount of product in use-closed systems.)
 - 2.10 Open. (Amount of product in use-open systems.)

Facilities that have prepared, filed and submitted a Tier II Inventory Report required by the U. S. Environmental Protection Agency (USEPA) or as required by the state and that has secured USEPA

approval for a similar form is still required to submit the HMIS Summary Report unless the submitted Tier II Inventory Report includes all information specified in H102.1(1) and (2) of this section.

(319) APPENDIX J BUILDING INFORMATION SIGN is hereby amended by amending **J101.1.1** to read as follows:

J101.1.1 Sign Location. The building information sign shall be placed at one of the following locations:

1. On the entry door or sidelight at a minimum height of 42 inches (1067 mm) above the walking surface on the address side of the building or structure.
2. On the exterior surface of the building or structure on either side of the entry door, not more than 3 feet (76 mm) from the entrance door, or below the Knox key box at the primary entry, at a minimum height of 42 inches (1067 mm) above the walking surface on the address side of the building or structure.

(320) APPENDIX J BUILDING INFORMATION SIGN is hereby amended by amending **J101.1.4** to read as follows:

J101.1.4 Sign size and lettering. The minimum size of the building information sign and lettering shall be in accordance with the following:

1. The width and height shall be a minimum 8 inches by 8 inches (203 mm by 203 mm), but not smaller than needed to contain the required wording.
2. The height or width of each Maltese cross wing area shall be a minimum 1 1/8 inches (29 mm) and have a stroke width of 1/2 inch (13 mm), but stay proportional to the overall size of the center circle or oval.
3. The center of the Maltese cross, a circle or oval, shall be large enough to contain all required wording.
4. All Roman numerals and alphabetic designations, shall be 1 1/4 inch (32 mm) height and have a stroke width of 1/4 inch (6 mm).

J101.3 to read as follows:

J101.3 Construction type (top wing). The building method and construction types shall be used to set the type of construction and shall be designated by assigning the appropriate Roman numeral, and letter, placed inside the top wing of the Maltese cross. The hourly rating provided is for the structural framing in accordance with Table 601 of the International Building Code.

BUILDING METHOD	CONSTRUCTION TYPE	FIRE-RESISTANCE RATING
Concrete Construction	IA—Noncombustible	3 Hours
Concrete Construction	IB—Noncombustible	2 Hours
Metal Structural Building	IIA—Noncombustible	1 Hour
Metal Structural Building	IIB—Noncombustible	0 Hours
Brick or Block Structural Wall	IIIA—Noncombustible/combustible	1 Hour
Brick or Block Structural Wall	IIIB—Noncombustible/combustible	0 Hours

Log & Wood Beam Construction	IV—Heavy timber (HT)	HT
Wood-Frame Construction	VA—Combustible	1 Hour
Wood-Frame Construction	VB—Combustible	0 Hours

(321) APPENDIX J BUILDING INFORMATION SIGN is hereby amended by amending **J101.7** to read as follows:

J101.7 Tactical considerations (center circle). The center circle shall include the information necessary for an overview of the building statistics and, where required, the letters “TC” for “tactical considerations”. Where needed for unique situation(s) and tactical considerations signs shall be identified and the information provided to the fire dispatch communications center to further assist fire fighters in identifying that there is special consideration(s) for this occupancy. The minimum information required in the center circle shall include, but not limited to:

1. Type of roof material and type of roof supporting structure including but not limited to bar joists, solid wood joists, rafters, trusses, wood web joists with pressed in metal attachment plates, cold-formed galvanized steel, light weight steel, open web steel joists, purlin joists, I-joists and I-beams; green roof with vegetation, soil and plants.
2. Roof access and location (interior or exterior).
3. Electrical main, gas main, and similar disconnect locations.
4. Floor structural members where more than one type is present including but not limited to pier and beam, post-tension concrete, reinforced concrete.

Special consideration designations include, but are not limited to:

1. Impact-resistant drywall with locations.
2. Impact-resistant glazing, such as blast, bullet, or hurricane-type glass with locations.
3. Medical gases (as defined in NFPA 99) with locations and type of gases, to include shutoff valve locations if remote from the cylinder and/or manifold.
4. Hazardous materials to include those under the maximum allowable quantities (such as *explosives*, chemicals, plastics, gases to include hazardous and/or toxic refrigeration and air conditioning system gases, acetylene and oxygen sets/cylinders/systems).
5. Solar panels and DC electrical energy.
6. HVAC system; and smoke management system for pressurization and exhaust methods.
7. Elevators, dumbwaiters, escalators, and similar.
8. Gas detection systems with locations and type.
9. High piled storage areas.
10. Overhead cranes, hoists, lifts, and similar.
11. Floor pits with locations.
12. Tire storage with location (interior or exterior).
13. Paint booths, paint mixing rooms.
14. Other unique characteristic(s) within the building that are ranked according to a potential risk to occupants and fire fighters.

Utility main disconnects shall be identified by firefighter nomenclature. Where located near the middle of a building side, A Side, B Side, C Side, or D Side. Where located near a corner of a building side, A Side corner of B Side, B Side corner of C Side, etc. Where not located along a building side, Located on pole corner of B Side C Side, or similar. Front of the building being A, clockwise to the left side being B, with the rear being C, and the right-side being D.

(322) APPENDIX L REQUIREMENTS FOR FIRE FIGHTER AIR REPLENISHMENT SYSTEMS is hereby amended by amending **L101.1** to read as follows:

L101.1 Scope. Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix in new and existing buildings when any of the following conditions occur:

1. Any new building 4 or more stories in height.
2. Any new building with 2 or more floors below grade.
3. Any new building 500,000 square feet total all floors, levels, and areas or more in size, except where the fire fighter air replenishment systems (FARS) are needed as determined by the fire code official the size can be 300,000 square feet total all floors, levels, and areas or more based on the occupancy Group and use.
4. Any existing building remodels that equal 50% or more of the existing building floor area in buildings that meet the square footage threshold or building additions where an increase in building size or height exceeds the square footage threshold.

Each stairwell shall have a supply riser. SCBA fill panels shall be located on odd numbered floors commencing at the first level in the primary stairwell and on even numbered floors commencing at level 2 in the remaining stairwells. Fill panels in multi- or single-story buildings over 300,000 square feet shall be located adjacent to each standpipe connection and any locations as required by the fire code official

(323) APPENDIX L REQUIREMENTS FOR FIRE FIGHTER AIR REPLENISHMENT SYSTEMS is hereby amended by amending **L104.13.1** to read as follows:

L104.13.1 Locations. Fill stations for refilling breathing air cylinders shall be located in accordance with Section L101.1 and any locations as required by the fire code official

(324) APPENDIX L REQUIREMENTS FOR FIRE FIGHTER AIR REPLENISHMENT SYSTEMS is hereby amended by amending **L104.14** to read as follows:

L104.14 External mobile air connection. An external mobile air connection shall be provided for fire department mobile air apparatus where required by Section L104.5 to supply the system with breathing air.

The external mobile air connection shall be located with *approved* separation from the Fire Department Connection (FDC) to allow functionality of both devices by first responders; shall be visible from and within 50 ft. of a fire apparatus access road along an unobstructed path; and shall be located in an *approved* secured cabinet with *approved* signage.

(325) That the following sub-sections of this Code hereby amended to establish the geographic limits referred to in certain sections of this Code as follows:

- a. CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5704.2.9.6.1** to establish geographic limits within the jurisdiction as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Prohibited locations shall be in all zoning districts except as allowed in areas as regulated by the adopted Unified Development Code. Setback requirements shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, nature of occupancy of adjacent structures, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided, and capabilities of the local fire department.

- b. CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5706.2.4.4** to establish geographic limits within the jurisdiction as follows:

Section 5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Prohibited locations shall be in all zoning districts except as allowed in areas as regulated by the adopted Unified Development Code. Setback requirements shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, nature of occupancy of adjacent structures, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided, and capabilities of the local fire department.

- c. CHAPTER 58 FLAMMABLE GASES AND FLAMMABLE CRYOGENIC LIQUIDS is hereby amended by amending **5806.2** to establish geographic limits within the jurisdiction as follows:

5806.2 Limitations. Storage of flammable *cryogenic fluids* in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Prohibited locations shall be in all zoning districts except as allowed in areas as regulated by the adopted Unified Development Code. Setback requirements shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, nature of occupancy of adjacent structures, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided, and capabilities of the local fire department.

- d. CHAPTER 61 LIQUEFIED PETROLEUM GASES is hereby amended by amending **6104.2** to establish geographic limits within the jurisdiction as follows:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L).

Prohibited locations shall be in all zoning districts except as allowed in areas as regulated by the adopted Unified Development Code.

Exception: In particular installations, this capacity limit shall be determined by the *fire code official*, after consideration of special features such as topographical conditions, nature of occupancy, nature of occupancy of adjacent structures, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided, and capabilities of the local fire department.

Sec. 14-14. - Board of appeals.

(a) A board of appeals is hereby created in order to hear and decide appeals of orders, decisions or determinations by the building or code official relative to the application and interpretation of any code adopted under this chapter, unless another board is designated to handle such matters by this Code or state law. The board of appeals may also hear appeals from a decision of the city manager relative to the applications for the placement or replacement of a mobile home in this Code.

(b) The city council may act as the board of appeals or may appoint members to serve on the board. If positions on the board are appointed, then the board shall consist of five members each of whom shall serve staggered and overlapping terms for two-year periods, or until a successor has been appointed. Employees of the city will not be eligible for appointment to the board. The appointed board members shall serve and hold office at the will and pleasure of the city council. The building or code official shall be an ex officio member of the board but shall have no vote on any matter before the board.

(c) The board shall adopt rules of procedure for conducting its business, hear appeals regarding all technical code violations and variances, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building or code official.

(d) A permit applicant, landowner or other aggrieved person may appeal the decision of an official responsible for enforcement of the city's adopted building codes, as amended, applying a regulation or standard to the construction, renovation, maintenance, or other alteration of a residential or commercial building, which regulation or standard is asserted to be prohibited by Chapter 3000, Tex Gov't Code. The aggrieved party shall identify each provision in a national model code within the last three code cycles that approves the use of such building material, product, or aesthetic method.

(e) An application for appeal shall be based on a claim that the true intent of this chapter or the rules legally adopted herein have been incorrectly interpreted, the provisions of this chapter do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive the requirements of this chapter.

(f) An appeal shall be made by filing a written request with the city secretary within 20 days of the issuance of an order, decision or determination of the building official. The board of appeals shall meet to hold a hearing on the application for appeal within 30 business days from the filing of the application. The board of appeals shall file its decision in the office of the city secretary and shall furnish certified copies to the appellant and the applicable official.

(g) The building official shall take immediate action in accordance with the decision of the construction board of adjustments and appeals.

Sec. 14-15. – Fee schedules.

The amount of any of fee, fine or rate created in this chapter or referenced in the technical code shall be established by ordinance or resolution of the city council, from time to time, and made available for public examination in the office of the city secretary.

Sec. 14-16. – Violations and penalties.

(a) Violations of the provisions under this chapter are hereby deemed violations of ordinances, rules, or police regulations that govern fire safety, zoning, and public health and sanitation.

(b) Persons who shall violate any provision under this chapter, or shall fail to comply with any of the requirements thereof, who shall provide false, misleading or fraudulent information in an application for a permit issued under this chapter or in any document relating or attached thereto, or who shall fail to comply with the directive of the city official charged with the responsibility of enforcing the provisions of this chapter, or of a permit or certificate used under provisions of this Code, shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished according to the general penalties imposed for violations of ordinances, rules, or police regulations that govern fire safety, zoning, and public health and sanitation as described under subsection 1-13(b) of this Code. Each day that such a violation is permitted to exist shall constitute a separate offense.

(c) Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not more than \$2,000.00.

Sec. 14-17 Stop work orders.

If the building official or fire code official as applicable determines that any work regulated by this chapter is performed in violation of the provisions of this Code or in a dangerous or unsafe manner, the building official may issue a stop work order. Any such stop work order shall be in writing and shall state the conditions under which work is authorized to resume. Where an emergency exists, the applicable official may issue a verbal stop work order, which shall be followed by a written stop work order within 24 hours of the verbal stop work order. Upon delivery of a stop work order to the owner of the property subject to the stop work order, to such owner's agent or to a person performing work subject to the stop work order, work covered by the order shall immediately cease. No person shall perform any work subject to a stop work order, except as such performance cures a violation or an unsafe condition.

EXHIBIT "A"
CODE OF ORDINANCES
CITY OF CIBOLO

. . .

Chapter 14 - BUILDINGS AND BUILDING REGULATIONS

. . .

Sec. 14-2. - Building code.

. . .

(b) That the following sections and/or subsections of the International Building Code are hereby revised to read as follows:

~~(87) RESERVED. (87) CHAPTER 18 SOILS AND FOUNDATIONS is hereby amended at [A] 1801 to add 1801.2 to read as follows:~~

~~**[A] 1801.2 Foundation Inspections:**~~

~~Elevation measurements shall be used to determine and verify accurate foundation floor elevations. Elevation measurements shall be submitted to the City's Building Department as a post pour inspection to be verified by City Staff. To achieve this, provide measurements of exterior foundation elevations at no less than the foundation corners, with "corners" being defined as all exterior offsets.~~

. . .

Sec. 14-3. - NFPA 70 National Electrical Code.

. . .

(b) The following sections or subsections of the National Electrical Code are hereby revised to read as follows:

~~(10) ARTICLE 625 ELECTRIC VEHICLE POWER TRANSFER SYSTEM is hereby amended at 625.43 to read as follows:~~

~~**625.43 Disconnecting Means** For EVSE and WPTE rated more than 60 amperes or more than 150 volts to ground, the disconnecting means shall be provided and installed in a readily accessible location within 10 feet of the equipment. The disconnecting means shall be lockable open in accordance with 110.25 and must remain in the open position.~~

Sec. 14-5. - Residential code.

. . .

(b) That the following sections and/or sub-sections of the International Residential Code are hereby revised to read as follows:

- (8) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended at **R106.1.1** to add specific requirements and to read as follows:

R106.1.1 Information on construction documents. Construction documents shall be ~~drawn upon suitable material. Electronic media documents are permitted to be submitted where~~electronically, by methods approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulation, as determined by the building official.

1. Indicate the street name, address number, and lot and block numbers.
2. Engineered foundation plan. Foundation plans shall have all details identified.
3. Floor plans shall be scaled and laid out as it is to be built, if plans show optional details options shall be clearly indicated, show glazing percentages.
4. Frame details shall include but not be limited to live load design, wind speed design, wall bracing requirements, studs required for support of beams, header size and support requirements.
5. Roof and ceiling joist plan with specifications and details.
6. Electrical plan.
7. Plumbing plan.
8. Heating, ventilation, and air conditioning plan.
9. Construction plans shall have adopted codes listed.
10. Give such other data and information as required by the building official.
11. Indicate the total square footage of all impervious cover (i.e.: foundation, driveway, sidewalks etc.).

. . .

- (15.5) CHAPTER 4 FOUNDATIONS is hereby amended to add a new section R401.4.3 Inspections to read as follows:

R401.4.3 Inspections. Elevation measurements shall be used to determine and verify accurate foundation floor elevations. Elevation measurements shall be submitted to the City's Building Department as a post pour inspection to be verified by City Staff. To achieve this, provide measurements of exterior foundation elevations at no less than the foundation corners, with "corners" being defined as all exterior offsets.

...

- (16) CHAPTER 4 FOUNDATIONS is hereby amended at **R402.2** to add new ~~subsections~~subsections **R402.2.2** ~~to read as follows:~~ and R402.2.2. Flatwork Specifications shall meet the requirements of the "Flatwork Requirements in the City of Cibola" handout available at the permit office.**3** ~~to read as follows:~~

R402.2.2. In addition to the requirements of subsection 402.2.1, flatwork shall meet the following requirements:

1. Rebar thickness shall be no less than 3/8".
2. Slab thickness shall be no less than 4".
3. Concrete strength shall be no less than 2,500 psi.
4. A minimum 6" x 6", #6 gauge welded wire fabric shall be used in sidewalk and driveways.
5. Welded wire fabric and steel shall be chaired off base material.
6. Welded wire fabric or steel shall be cut at expansion material.
7. Dowels in existing concrete shall be spaced apart at no greater than 18". If rebar is used in place of dowels, the rebar must be taped or greased. Dowels are smooth steel. Rebar is deformed steel.
8. Expansion joints are required against all existing concrete except at the curb line.
9. Expansion material with dowels in sidewalk shall be spaced at no more than 20'. The expansion material must be evenly spaced or located at the property line.
10. Expansion material with dowels are required at turns in sidewalks, on 3 sides of the driveway approach ramp, and on 3 sides of the sidewalk approach ramp.
11. A minimum of 3 dowels are required at sidewalk expansion joints.
12. All vegetation must be removed prior to installing base.
13. Compacted base material shall be provided under all concrete at a minimum 2" in depth.
14. Base material must be 3/4" or smaller and compactable. Base material can be a combination of sand, gravel or crushed run.
15. The driveway apron at curb shall be a minimum of 5 1/2" depth.
16. A trowel cut at least 1/2" deep in the slab of walks is required at approximately 4' intervals and 20' for driveways.

R402.2.2. In addition to the requirements of subsection 402.2.1 and subsection 402.2.2.2, roof-covered (load bearing) concrete patios shall meet the following additional requirements

1. A minimum reinforcement 6" x 6", #6 gauge welded wire mesh or its equivalent shall be required.
2. Base material must be a minimum 6" after it is compacted. The minimum beam width shall be 10" exterior, 8" interior.
3. The minimum beam depth below natural grade shall be 12".
4. Beams shall have continuous rebar lengths, 2 on top and 2 on bottom with corner bars
5. Slabs exceeding 20' in width shall have a center beam.

. . .

Sec. 14-13.-Fire Code

. . .

(b) That the following sections and/or sub-sections of the International Fire Code are hereby revised to read as follows:

(294) APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby amended by adding add **B1000 through B2002** to read as follows:

. . .

B1002.4 ~~It should be noted that the~~The use of residual pressures of less than 20 psi (1.4 bar) is not ~~permitted by many state health departments and is not permitted by the City of Cibola~~allowed.



City Council Regular Meeting Staff Report

A. Discussion/Action regarding a Comprehensive Sign Program application for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6, LOT 62R, 0.59 AC. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11A.
From	
Eron Spencer, Senior Planner	
Staff Contact(s)	
Eron Spencer,	

CITY COUNCIL ACTION: Conduct 2nd Public Hearing

PLANNING & ZONING COMMISSION RECOMMENDATION: Approval with condition to omit Sign A by 5-2 vote

PROPERTY INFORMATION:

Project Name: SGP-24-03
 Owners: TMB RE, LLC
 Representative: Cesley Genter, Aetna Sign Group
 Location/Area: 112 Rodeo Way, 0.59 acres
 Location: Intersection of Rodeo Way and FM 1103
 Council District: 7
 Zoning: Neighborhood Commercial (C-1)

FINDINGS:

The applicant property is located within the Cibolo Valley Ranch commercial subdivision, also known as Steele Plaza. North of the applicant property is the Cibolo Valley Ranch residential subdivision, zoned High Density Single-Family Residential (SF-6). South is Steele High School, zoned Public Facilities – Institution (PF-I). Across Rodeo Way, to the west of the applicant property, is a shopping center also located within the Cibolo Valley Ranch commercial subdivision and Neighborhood Commercial (C-1) zoning district. The applicant is requesting a Sign Program to allow additional wall signs, for which the combined total square footage would exceed the maximum allowable square footage for a single commercial building fronting a Major Arterial Street type. Two wall signs, totaling 79 square feet, were permitted in May 2024. The applicant is requesting additional signage on the façades facing Rodeo Way and internally toward the shopping center but still visible from FM 1103, doubling the current square footage. Additionally, the applicant is requesting to increase the aggregate square footage of the poster enclosure signs from the allowed 48 to 49.95 square feet.

This request was initially processed as a Sign Variance due to miscommunication regarding the number of signs being requested. The Planning and Zoning Commission recommended denial for the variance at the August 14, 2024, meeting. The applicant withdrew their application prior to the subsequent City Council meeting to apply for the Sign Program, which would allow them to request more signage. At the Planning and Zoning Meeting on October 9, 2024, the Commission recommended approval of the Sign Program, with the condition that Sign A be omitted from the sign package.

It is important to note that staff, in coordination with the City Attorney's Office, is currently working to amend the Sign Ordinance, as the regulations for wall signs are particularly stringent. Under the proposed amendments, square footage would be calculated per façade visible from the right-of-way, rather than based on the total maximum allowed square footage, eliminating the need for a Sign Program. The proposed 59 square foot sign (Sign B) would be permitted based on the square footage allowed for the visible façade. However, the 20 square foot sign (Sign A) would require further review, as it faces both the right-of-way and nearby residential properties.

Code of Ordinances Chapter 58 Signs, Section 58-14 allows for "Comprehensive Sign Program"

The use of comprehensive sign program is designed for integrated commercial and industrial developments that generally have multiple uses, multiple shared points of access, or that may be a part of a large scale development, such as a shopping mall or industrial park that is identifiable by a single development name, or by a school or hospital that may have multiple buildings and/or special signage needs; to allow site or development project signage that is appropriate to the character of the development in order to adequately identify the development in a form so as to provide a good visual environment, promote traffic safety, and minimize sign clutter in a form that is appropriate to the development and consistent with the purpose and intent of these sign requirements.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on September 22, 2024, and the [City Website](#). Individual letters were sent by mail to eight (8) property owners within 200' of the site. To date, staff has received two (2) in favor of and zero (0) in opposition. Public Hearings were scheduled for October 9, 2024, (Planning and Zoning Commission) and on October 29, 2024, (City Council). Approval/Disapproval of the Comprehensive Sign Program is tentatively scheduled for the November 12, 2024, City Council meeting.

CITY COUNCIL ACTION:

1. **Approve** the requested Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC.
2. **Approve** the requested Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC, *with any additional conditions City Council may require.*
3. **Deny** the Comprehensive Sign Program application *with findings.*

Staff recommends, should Council approve the Sign Program, that it be subject to the following conditions:

1. Review fees – All fees associated with the review and processing of the application must be paid in full.

STAFF ANALYSIS:

Comprehensive sign programs shall be subject to review by the Planning and Zoning Commission and approval by the City Council. The Planning and Zoning Commission shall recommend that City Council approve, deny, or approve with conditions any sign program application if it finds by a preponderance of the presented evidence that approval or denial conforms to criteria listed section 58-14, items 3-7.

3. *Compatibility required.* The comprehensive sign program shall promote compatibility for all signs within the specific development. Architectural theme, materials, and color should be consistent with or complement the overall character of the development in which the signs are proposed to be located and the area surrounding the development in which the signs would be located.

STAFF FINDINGS: The proposed design of the signs is not in conflict with the surrounding area. It is compatible with the design of the building, which is standard for Scooter's coffee shops across the nation.

4. *Size and height.* Signs proposed under the comprehensive sign program shall be no larger than a maximum of 50 percent of the standards of the sign regulations unless the applicant can demonstrate a site-specific consideration, or considerations, why a deviation in excess of the 50 percent standard is justified.

Per Code of Ordinances Sec. 58-12 – *On-premises Signs:*

Sign Type	Max Sign Face Area (in sq. ft.)	Number of Signs
Major Arterial	80*	Per allowable sq. ft.
* May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food prep areas).		

STAFF FINDINGS: 83.32 square feet is allowed under the current ordinance. The two proposed signs and the previously approved sign have a combined total square footage of 79 square feet. The applicant is requesting an additional 79 square feet, which is greater than the allowed maximum 41.66 square feet permitted by the sign program.

Separately, Sec. 58-10 allows for poster enclosure signs not to exceed aggregated 48 square feet. The applicant is requesting an increase of 1.95 square feet to allow for six signs that are standard for Scooter’s coffee shops.

5. *Off-site signs.*

STAFF FINDINGS: This item is not applicable.

6. *Placement.* Signs proposed under the comprehensive sign program shall be placed appropriately in areas visible and readable. Review of location is considered by traffic movement of surrounding streets, traffic volumes and access points, MSHTO and engineering standards, visibility triangles, sign orientation and topographic features.

Code of Ordinances Sec. 58-5 states that wall signs must face a right-of-way (ROW), be it public or private.

STAFF FINDINGS: Of the proposed signage, the proposed 59 square foot facing internally would be visible from FM 1103. Staff drove along FM 1103 to confirm visibility of the façades and finds that this sign, if approved, would be appropriately placed.

The proposed 20 square foot sign would be placed on the façade facing Rodeo Way and the Cibolo Valley Ranch neighborhood. As Rodeo Way is the primary access point to Cibolo Valley Ranch, it is reasonable to assume that potential customers from the neighborhood will have seen the existing signage from FM 1103 upon entering their neighborhood, making this additional signage unnecessary. Additionally, given the angle of the building, the proposed additional illuminated signage would face residences in the Cibolo Valley Ranch Subdivision, potentially creating a nuisance for those residents.

7. *Integration.* All signs must be integrated with the design of the building and the site development, reflecting the architecture, building materials, and landscape elements of the project. The means of integrating freestanding signs with the architecture of the building may be achieved through replication of architectural embellishments, colors, building materials, texture, and other elements found in the building design. Integration shall also include the use of sign graphics that are consistent in terms of lettering style, colors, and method of attachment as used for wall-mounted signing found on the building.

STAFF FINDINGS: The proposed signs integrate well with the design and architecture of the building. Staff finds no issue with the design and method of mounting.

Attachments

[Application](#)

[Sign Package](#)

[Property Map](#)

[Response F.1](#)

[Response F.2](#)

[Applicant Presentation](#)



City of Cibolo
 Planning Department
 201 Loop 539 W/P.O. Box 826
 Cibolo, TX 78108
 Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - MASTER SIGN PROGRAM

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Name: Scooter's Coffee
 Total Acres: _____ Survey Name: _____ Abstract No.: _____
 Project Location (address): 112 Rodeo Way Cibolo, TX

Current Zoning: C-1 Overlay: None Old Town FM 78
 Proposed Zoning: N/A # of Lots: 1 # of Units: _____
 Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____
 Current Use: N/A Total Proposed Square Footage: _____
 Proposed Use: N/A (Commercial/Industrial only)

Applicant Information:

Property Owner Name: TMB RE LLC
 Address: 202 E. Locust City: San Antonio
 State: TX Zip Code: 78212 Phone: (210)863-2062
 Email: mekercheville@lawkb.net Fax: _____

*Applicant (if different than Owner): Aetna Sign Group
 * Letter of Authorization required
 Address: 2438 Freedom Dr. City: San Antonio
 State: TX Zip Code: 78217 Phone: (210)826-2800
 Email: cesley@aetnasign.com Fax: (210)477-2323

Representative: Larry Gottsman
 Address: 2438 Freedom Dr. City: San Antonio
 State: TX Zip Code: 78217 Phone: (210)826-2800
 Email: larry@aetnasign.com Fax: (210)477-2323

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.


 Owner or Representative's Signature
 Charles L. Gottsman

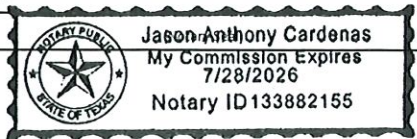
 Typed / Printed Name
 State of Texas
 County of Bexar
 Before me, Jason Cardenas , on this day personally appeared

 Name of Notary Public
 Charles L. Gottsman , to be the person(s) who is/are subscribed to the

 Name of signer(s)
 foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of office this 9th day of September , 2024


 Notary Public Signature

<i>City of Cibolo Use Only</i>
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number



City of Cibolo
201 W Loop 539
Cibolo, TX

Re: Scooter's Coffee – 112 Rodeo Way

To whom it may concern,

Thank you for taking the time to review our Comprehensive Sign Program request for the building signage at the new Scooter's Coffee located at the intersection of FM 1103 and Rodeo Way.

Under the current code, building signage is allowed 80 square feet in total. This applies to the aggregate total for all proposed wall signs. We are requesting a total square footage of 207.95. 49.95 square feet of this is for 6 snap frames that will go on the building. These would not need a permit if they were under a total of 48 square feet. However, these are standard sizes per Scooter's corporate specifications.

The current letterset on the building is only visible from traffic heading East on FM 1103. The traffic count on FM 1103 is over 500,000 per month and Scooter's relies heavily on their on-premise signage in marketing their brand and products. With the upcoming expansion of FM 1103 into four lanes, we believe it is necessary to have signage on both sides of the building that face the ROW. Furthermore, a logo on the back of the building is the standard for Scooter's Coffee corporate. This would face Rodeo Way. The size and location of the proposed signage would not have an adverse impact on the adjacent properties and would fall within the usual standards of a Scooter's Coffee development.

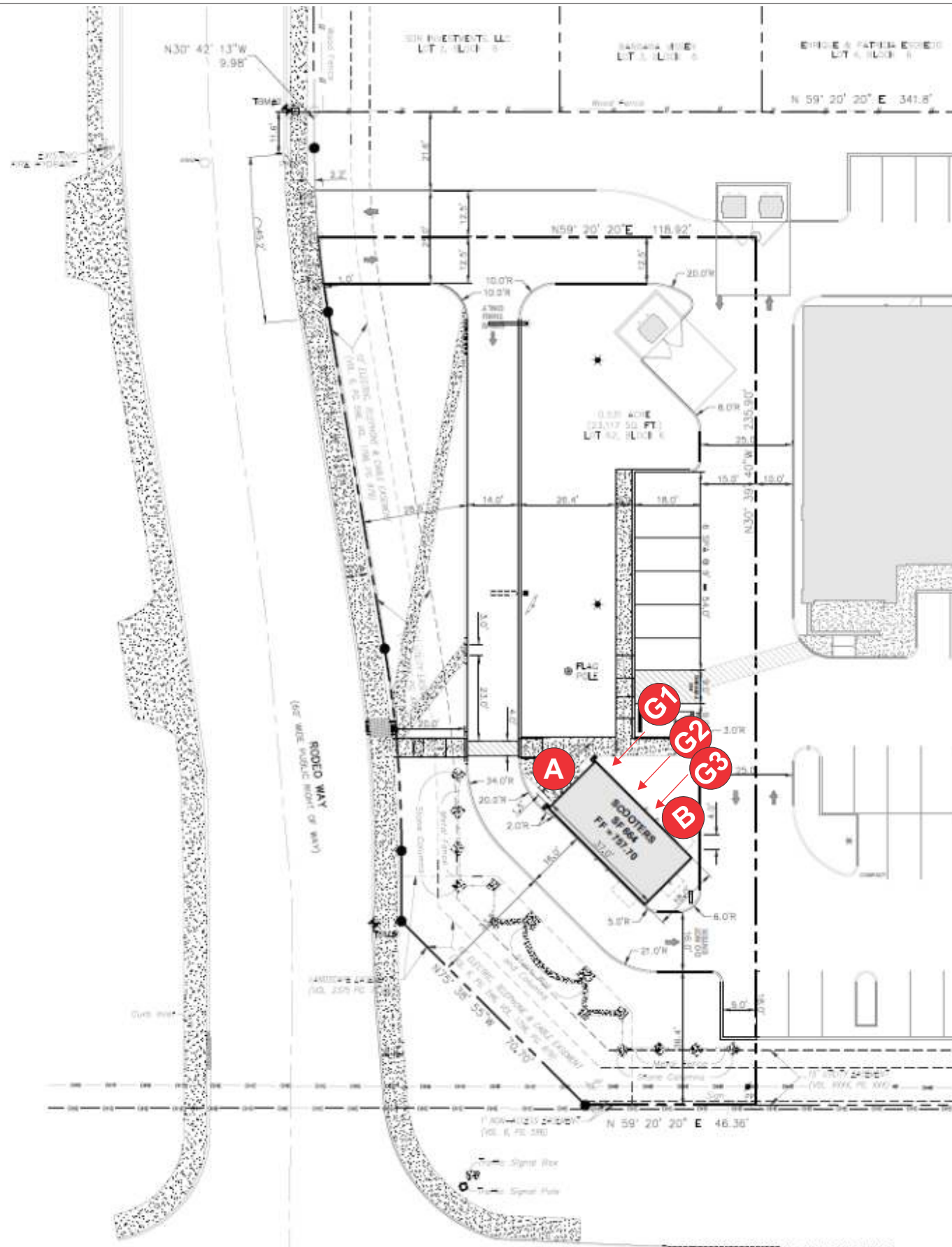
Lastly, the requested sign design is architecturally harmonious with the building and the surrounding structures in the area. The signage is also consistent with Scooter's corporate brand standards.

We appreciate your consideration and look forward to working with the City in developing an acceptable solution for our new Scooter's Coffee location.

Sincerely,

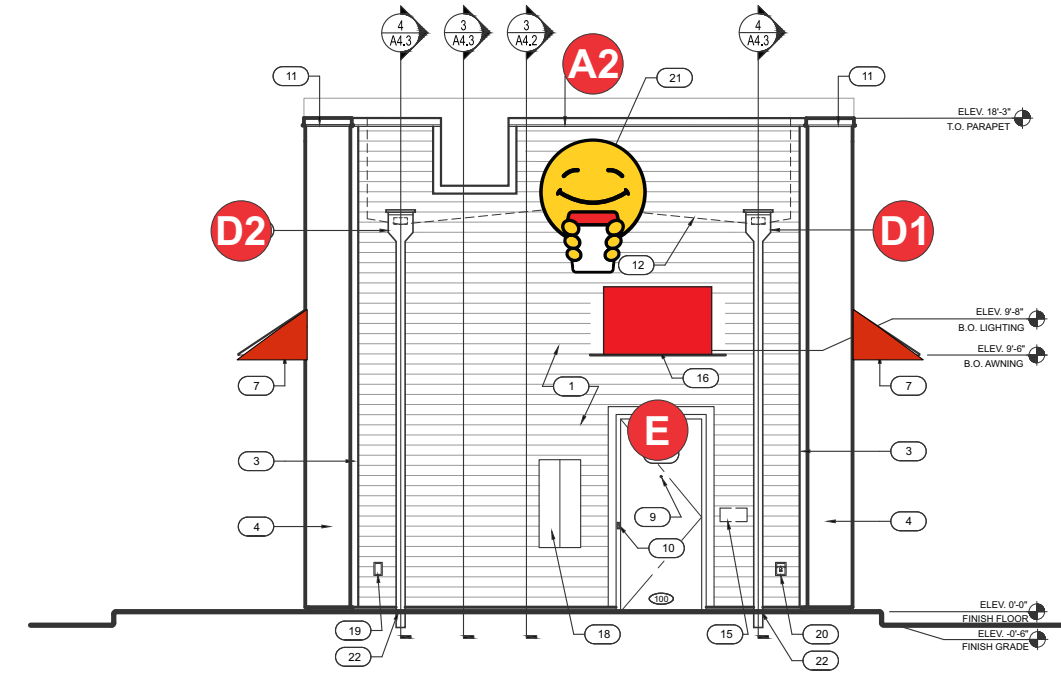
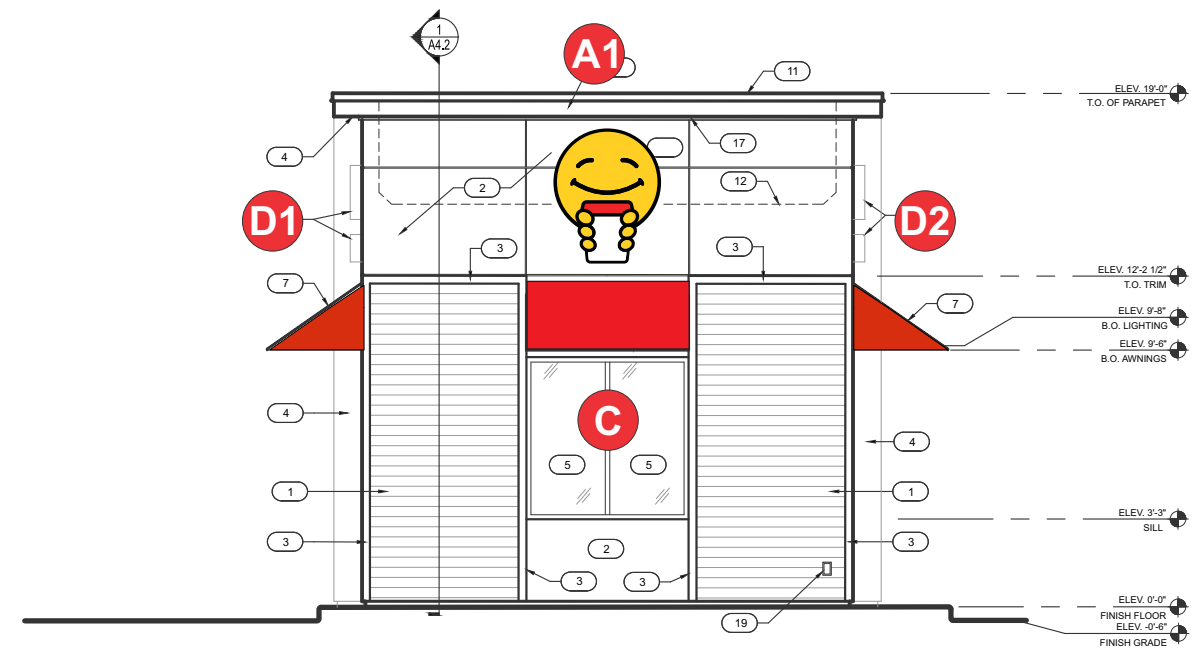
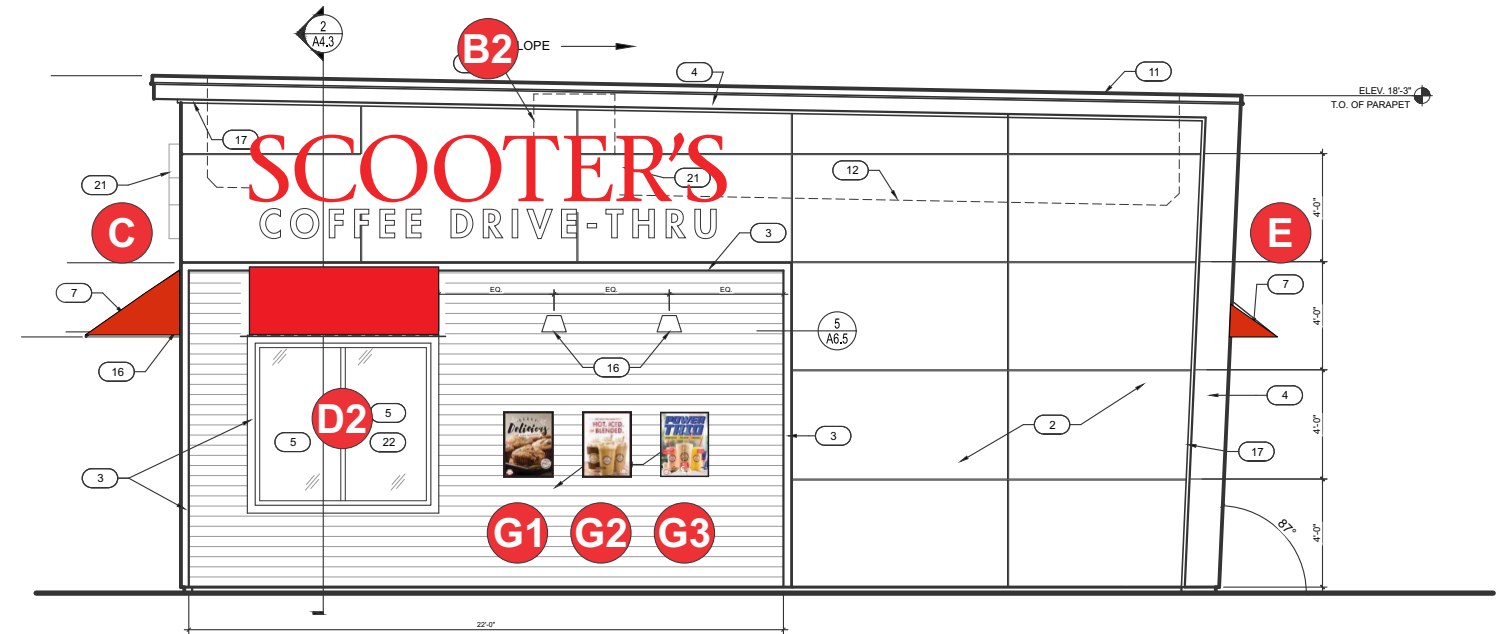
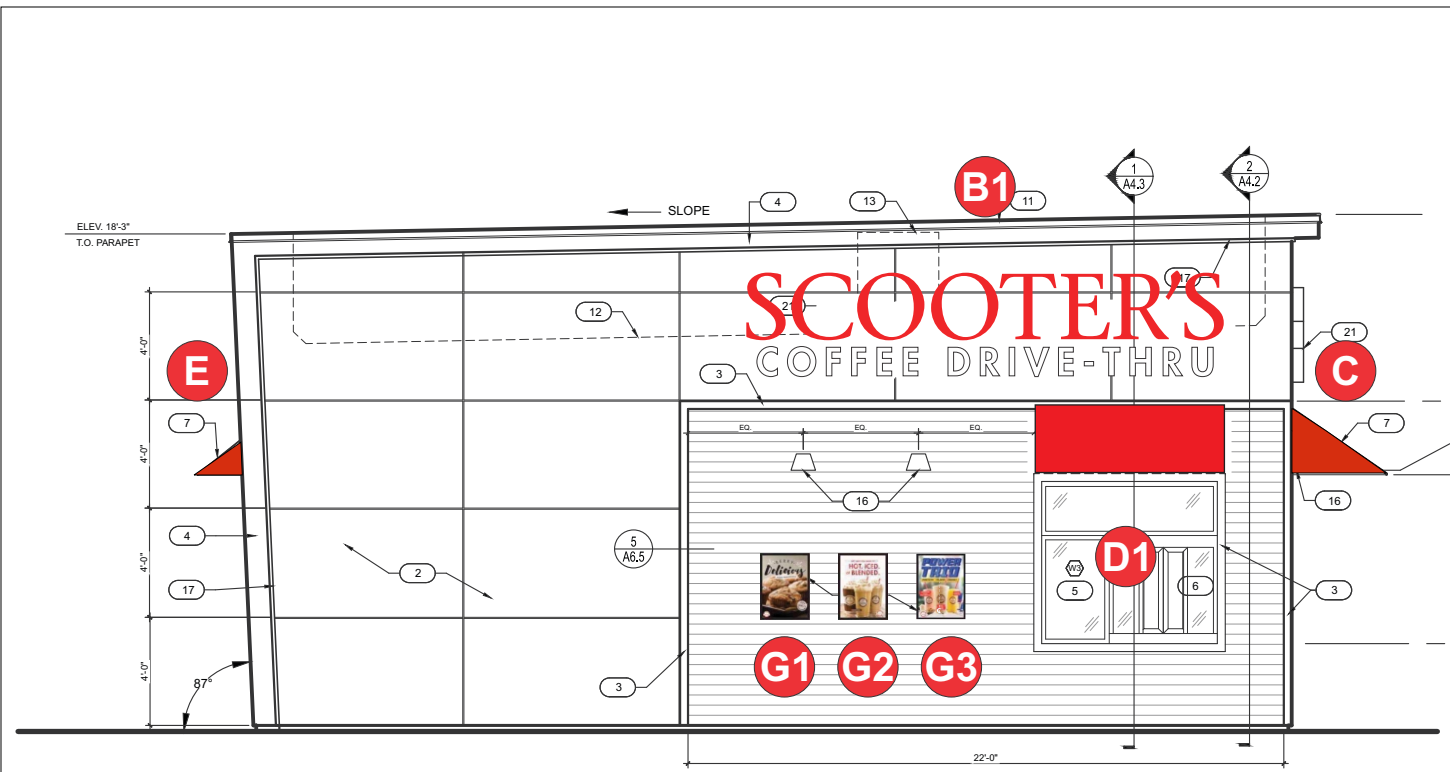
Charles Gottsman

SITE LAYOUT PLAN

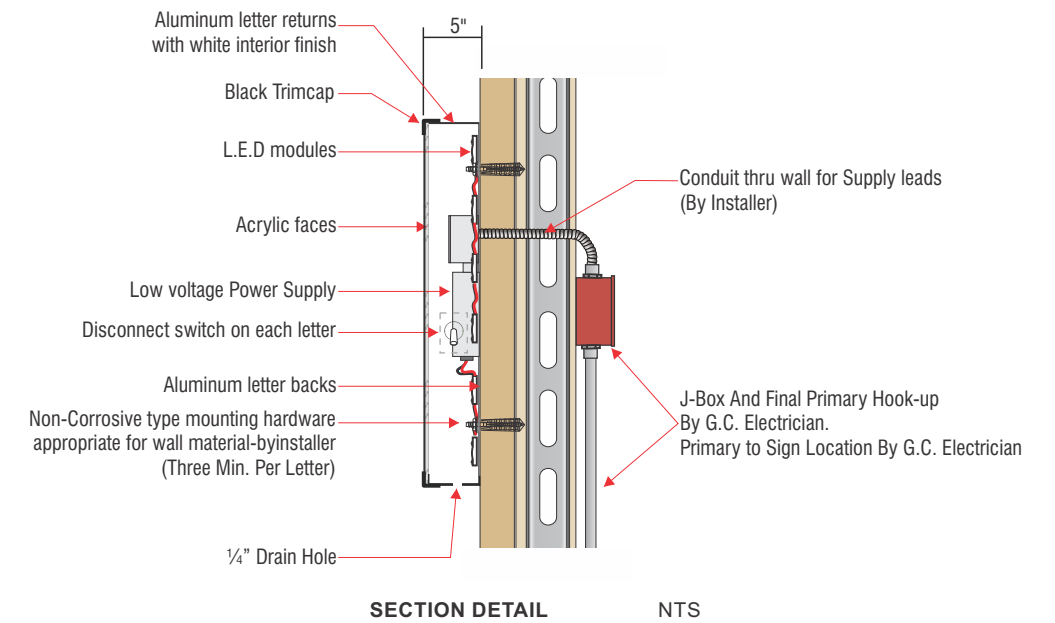
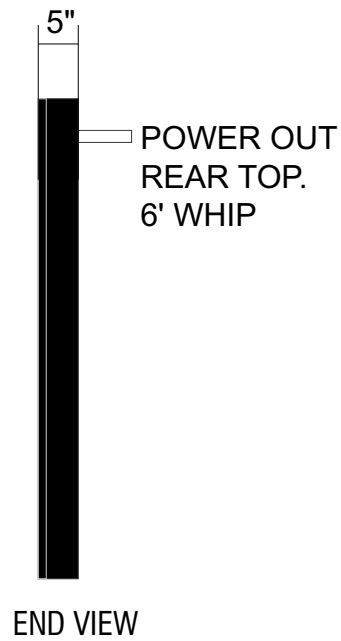
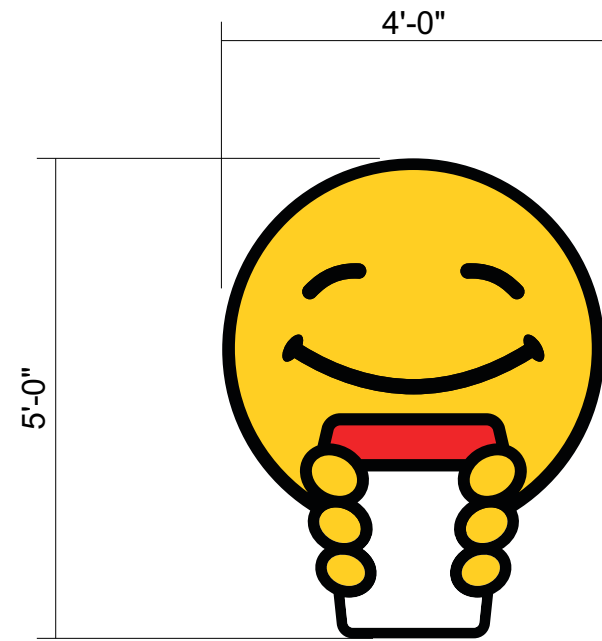


2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
 FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

CLIENT: Scooter's Coffee	DRWG#: 7642.1	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_rodeo way	TSC#18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	
REVISION HISTORY:			



CLIENT: Scooter's Coffee	DRWG#: 7642.2	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_ rodeo way	TSC#18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	



A INTERNALLY ILLUMINATED CHANNEL LOGO SCALE: 1/2" = 1'-0"

MFG. & INSTALL ONE (1) REQUIRED

20. SQ FT

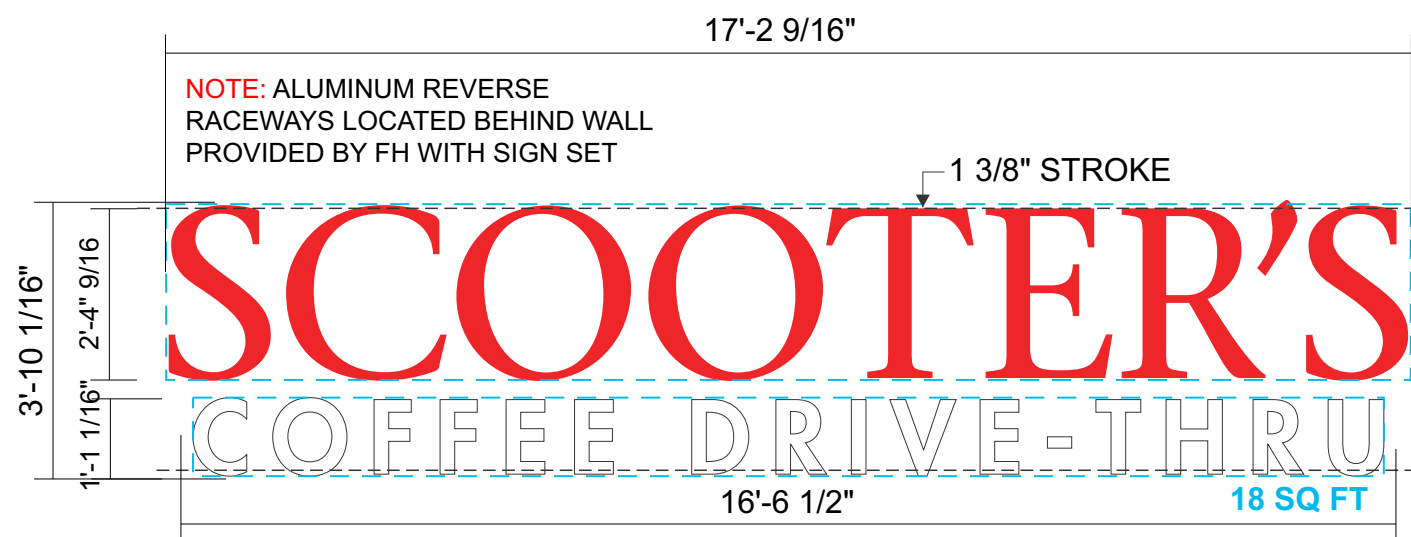
5" DEEP .050 PRE- FINISHED BLACK ALUM. RETURNS & BLACK TRIMCAP
.063 PRE-FINISHED WHITE ALUCABOND BACKS
3/16 WHITE ACRYLIC FACES W/ 3M VINYL APPLIED
INTERNALLY ILLUMINATED W/ WHITE LED'S
MOUNT TO FASCIA AS SHOWN WITH NON-CORROSIVE FASTNERS & HARDWARE

COLORS	
	WHITE ACRYLIC
	3M 3630-43 TOM. RED
	3M 3630-22 BLACK
	3M 3630-15 YELLOW



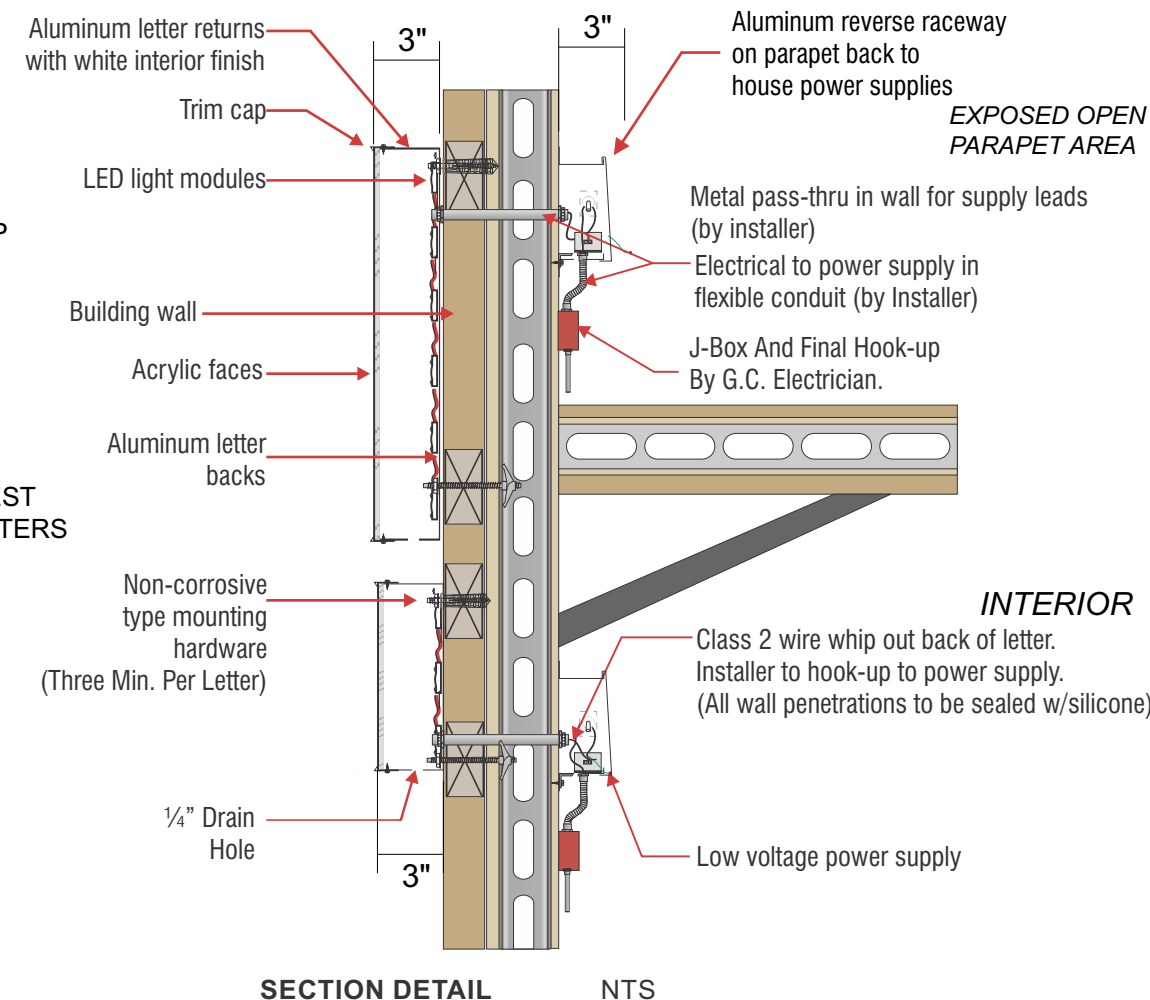
2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

CLIENT: Scooter's Coffee	DRWG#: 7642.3	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_ rodeo way	TSC#18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	



MFG NOTE: POWER TO BE OUT TOP OF "SCOOTER'S" LETTERS

MFG NOTE: POWER TO BE OUT LOWEST POINT OF "COFFEE DRIVE-THRU" LETTERS



B FACE-LIT CHANNEL LETTERS SCALE: 3/8" = 1'-0"

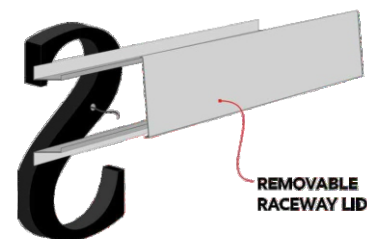
59 SQ FT

MFG. & INSTALL ONE (1) SET REQUIRED

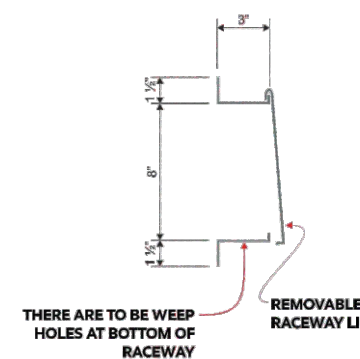
SCOOTERS - 3" DEEP .040 PRE-FINISHED BLK. ALUM. RETURNS
 .060 WHITE ALUM. BACKS
 3/16" WHITE ACRYLIC FACES W/ 3M VINYL APPLIED
 1" BLACK JEWELITE TRIMCAP
 RED LED MUDULES

COFFEE - 3" DEEP .040 PRE-FINISHED BLK. ALUM. RETURNS
 3/16" WHITE ACRYLIC FACES
 1" BLACK JEWELITE TRIMCAP
 WHITE LED MODULES

INSTALL MOUNTED TO FASCIA AS SHOWN W/ NON- CORROSIVE HARDWARE
 ALUM. REVERSE RACEWAYS BEHIND WALL



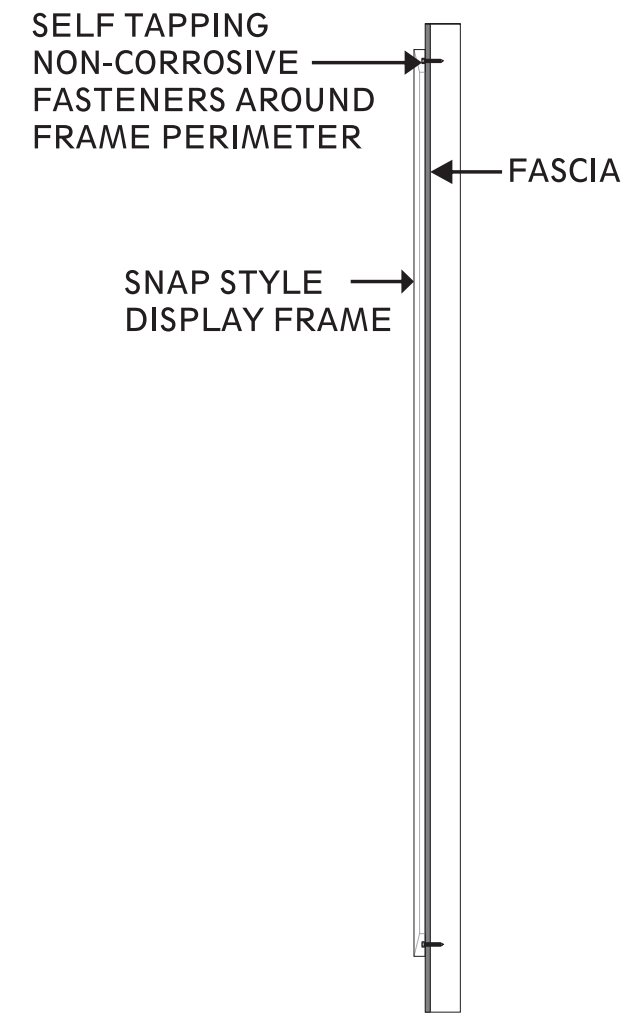
NOTE: INVERTED RACEWAY TO BE SEALED BY ROOFER AFTER INSTALLATION.



COLORS	
	WHITE ACRYLIC
	3M 230-43 TOM. RED
	3M 230-22 BLACK



CLIENT: Scooter's Coffee	DRWG#: 7642.4	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_rodeo way	TSC#18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	



SIDE VIEW NTS

G SNAP FRAMES SCALE: 1/2" = 1'-0"

GC TO INSTALL THREE (3) TOTAL - ONE (1) OF EACH

INSTALL CUSTOMER PROVIDED SIGN PANELS
TO BE MOUNTED IN CUSTOMER SPECIFIED LOCATION
W/ NON-CORROSIVE FASTNERS



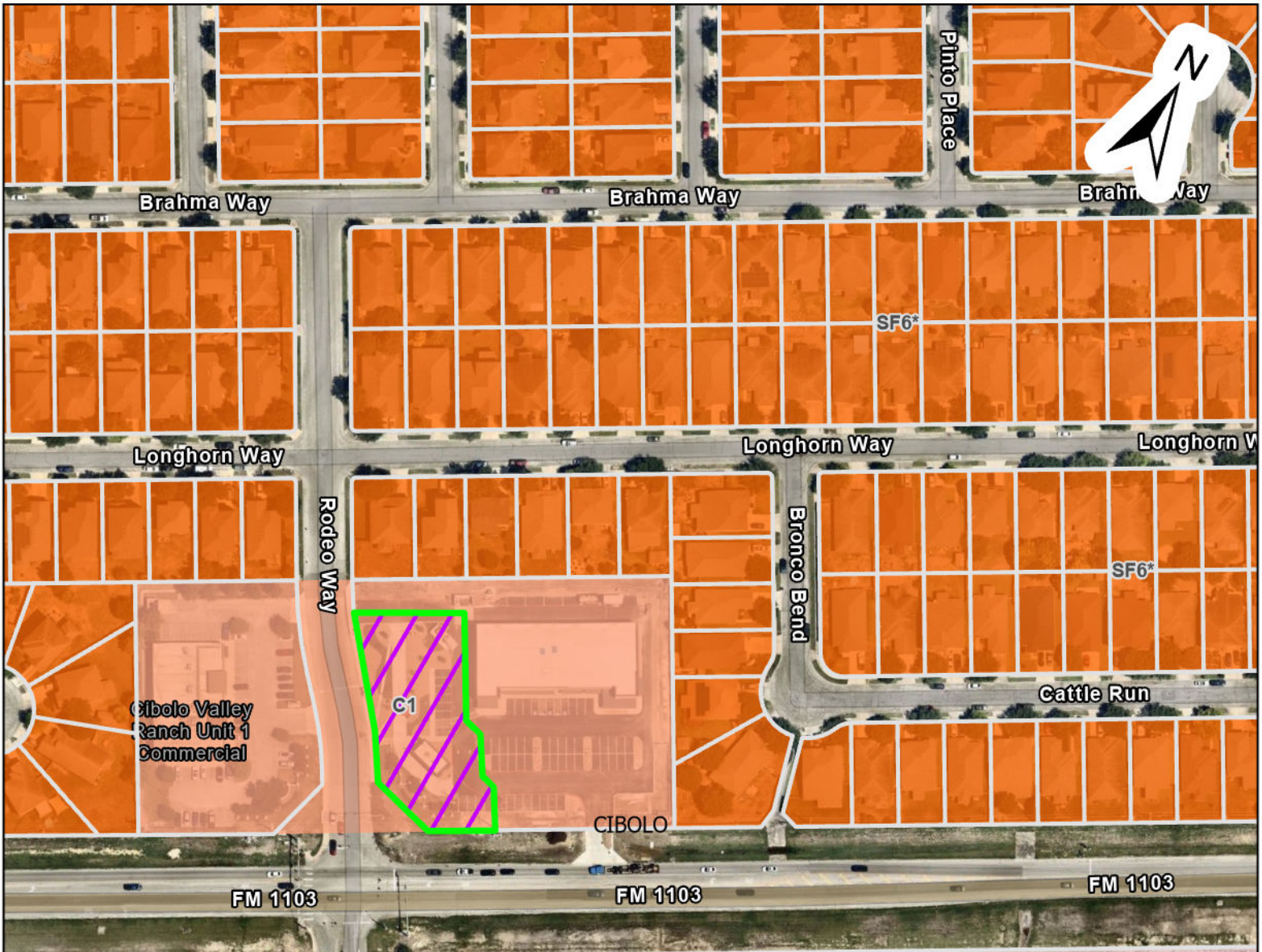
CLIENT: Scooter's Coffee	DRWG#: 7642.8	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_ rodeo way	TSC#18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	



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CLIENT:	Scooter's Coffee	DRWG#:	7642.4	CITY:	Cibolo, Texas	DESIGNER:	Arnie V
ADDRESS:	112 Rodeo Way	SALES REP:	Cesley G	DATE:	03-20-24	CLIENT APPROVAL:	
COMPUTER FILE:	art\drwg\misc\7642_scooter's coffee_rodeo way		TSC#	18370			
REVISION HISTORY:							

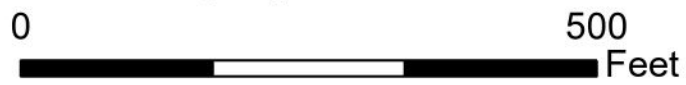
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Property Information Map 112 Rodeo Way

-  Property of Interest
-  Parcel Boundaries
-  Cibolo City Limits
-  Neighborhood Commercial (C1)
-  High Density Single-Family Residential (SF6)
-  Public Facility (PF) - Institution

Water Service: City of Cibolo
Sewer Service: City of Cibolo
Council District: 7
Zoning: High Density Single-Family Residential (SF6)





Notice of Petition



September 18, 2024

Dear Property Owner,

County tax records indicate that you own property within 200 feet of a property subject to an application to the City of Cibolo's Comprehensive Sign Program. In accordance with the City of Cibolo's Part II – Code of Ordinances: Chapter 58 Signs, you have been sent this official Notice of Petition to inform you of this request.

This notice does not directly pertain to your property.

The purpose of this letter is to make you aware of a Comprehensive Sign Program request near your property and provide you an opportunity to voice your opinion. Your opinion matters.

In accordance with Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on **Wednesday, October 9, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street**, Cibolo, Texas, and the City Council will hold a public hearing on **Tuesday, October 29, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street**, Cibolo, Texas.

The application for the Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6, LOT 62R, 0.59 AC.

Applicant/Owner: Marlise Kercheville, TMB RE, LLC

Sincerely,
Lindsey Walker, CNU-A
Planner I
lwalker@cibolotx.gov

REPLY NOTICE (SGP-24-03)

Name (please print): ILONA HARBERSON
Address (In relation to Map Exhibit): 204 Longhorn Way, Cibolo TX 78108

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Comprehensive Sign Program you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

In Favor Opposed

Comments:

Signature: Ilona Harberson Date: 9-24-2024

Name (please print): JOHN M. BRADLEY

Address (In relation to Map Exhibit): 113 RODEO WAY

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Comprehensive Sign Program you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

In Favor

Opposed

Comments:

Signature: John M. Bradley

Date: 10-3-2024

 (210) 658-9900

 www.cibolotx.gov

 200 S. Main Street Cibolo, Texas 78108



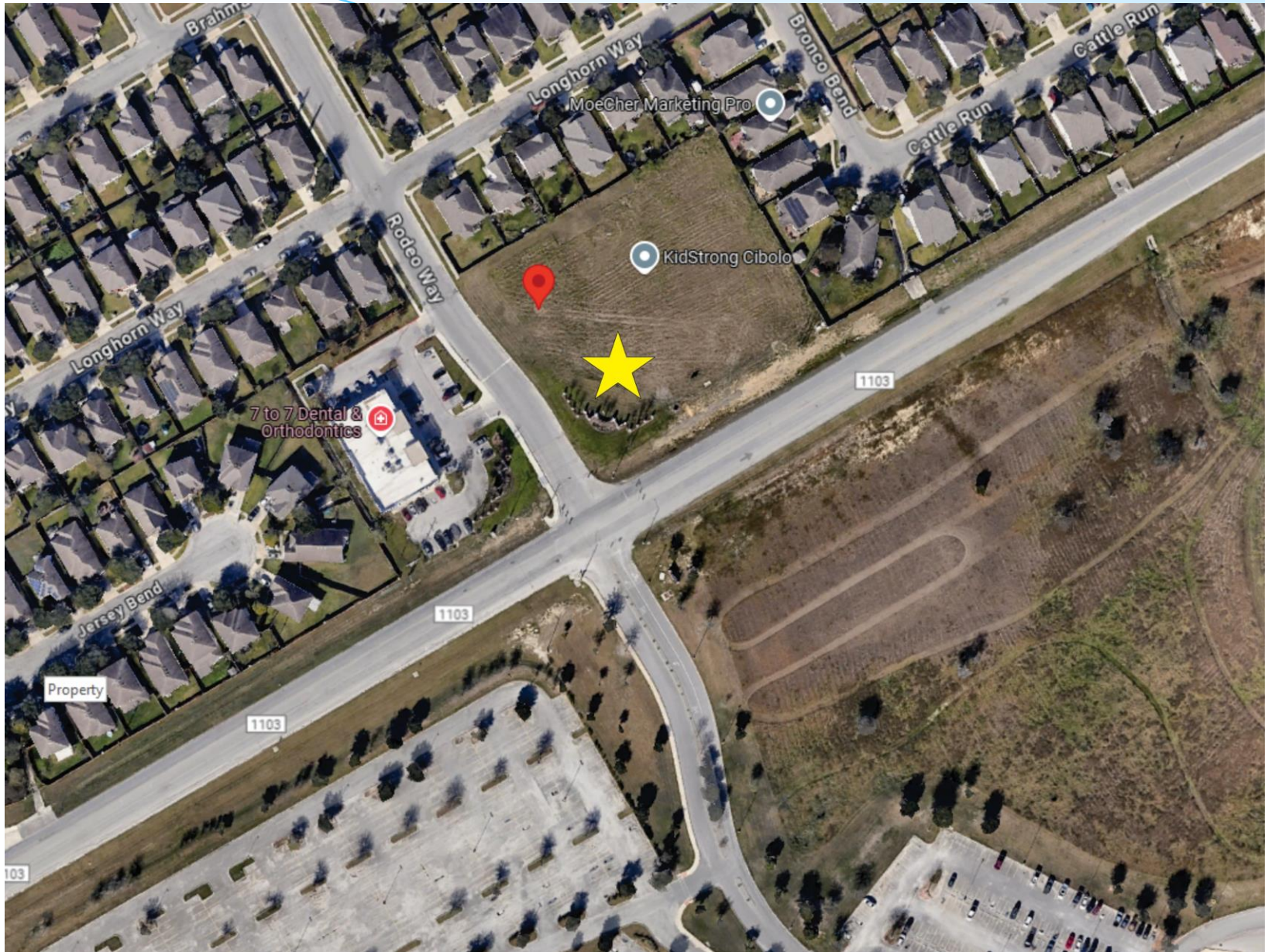
Comprehensive Sign Program

Scooter's Coffee

Cibolo, TX

Property

- 112 Rodeo Way
- .59 Acres
- Intersection of FM 1103 and Rodeo Way



Request

- **Two (2) additional wall mounted signs totaling 80 square feet.**
- **Three (3) additional non-lit snap frames totaling 49.95 square feet.**

Request

- **No signage visibility when traveling West on FM 1103.**
- **Traffic count is over 500,000 per month on FM 1103.**
- **Growing traffic count due to expansion of FM 1103.**
- **Similar advertising to surrounding businesses.**
- **Logo on back of building is part of Scooter's Corporate brand standards.**

View from FM 1103 traveling West Bound



View from Rodeo Way traveling South Bound



Proposed Renderings



Similar Advertising



Similar Advertising





City Council Regular Meeting Staff Report

B. Discussion/Action regarding the acceptance of a Pedestrian/Sidewalk Easement for certain real property located at 18196 Ripps Kreuzler, legally described as Lot 1, Block 1, Cibolo Crossing Multi-Family Subdivision. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11B.
From	
Grant Fore, Planner II	

SUBJECT: Acceptance of Pedestrian/Sidewalk Easement

PROPERTY INFORMATION:

Project Name: Dorado at Cibolo Crossing
Owner: Grey Forest Development, LLC
Representative: Pape Dawson Engineers
Area: 15.183 acres
Location: 18196 Ripps Kreuzler
Council District: 1
Zoning (map): Planned Unit Development (PUD)
Proposed Use: Multi-Family

SUMMARY:

Grey Forest Development, LLC is proposing to develop the Dorado at Cibolo Crossing Multi-Family development at 18196 Ripps Kreuzler Road. The subject property was platted as part of the Cibolo Crossing Multi-Family Phase I subdivision, recorded in March of 2021.

During review of the Site Plan submitted for the proposed development, the applicant was advised by the City Engineer that the proposed sidewalk indicated on the Site Plan is required to be within the available right-of-way on the property or within a Pedestrian/Sidewalk Easement if the available right-of-way is insufficient for the required sidewalk. The Pedestrian/Sidewalk Easement was necessary to accommodate approximately (5) five sections of the sidewalk that were designed outside of the right-of-way. This includes an area of 403 square feet, 858 square feet, 1, 190 square feet, 1, 718 square feet, and 3, 532 square feet of sidewalk.

This easement ensures this property and use of the sidewalk will always be reserved for the benefit of the City of Cibolo, its citizens, and the public. This area is identified on the Easement Survey exhibit and Site Plan attached to this staff report.

Section 18.17 D. Sidewalk Obstructions of the Unified Development Code states the following:

D. Sidewalk Obstructions: Where utility poles, fire plugs or other utility installations occur within the sidewalk width, the walk shall be offset around the obstacle at its full width. If the available right-of-way is insufficient to offset the walk, the City Engineer must approve the solution to the problem. Either additional right-of-way must be dedicated to accommodating the sidewalk or a "Pedestrian and Sidewalk Easement" must be granted of sufficient width and depth to accommodate the sidewalk. In avoiding obstructions, the sidewalk design shall be required to comply with all ADA requirements.

The Pedestrian and Sidewalk Easement document has been reviewed and approved by the City Attorney's office. The easement document is attached to this staff report.

NEXT STEPS: Staff will deliver the Easement document to Guadalupe County for recordation once authorized.

Attachments

[Easement](#)

[Site Plan](#)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

VARIABLE WIDTH PEDESTRIAN EASEMENT

THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

GRANT OF EASEMENT:

Effective Date: _____, 2024

Grantor: Grey Forest Development, LLC

Grantor's Mailing Address: 6101 Holiday Hill Rd., Midland, Texas 79707

Grantee: City of Cibolo, a Texas home-rule municipal corporation

Grantee's Mailing Address: P.O. Box 826, Cibolo, Texas 78108

Easement Area: The surface only of the real property situated in Guadalupe County, Texas, more specifically described in the legal description and drawing in **Exhibit "A"** attached hereto and incorporated herein for all purposes.

Easement Duration: Perpetual and irrevocable.

Easement Purpose: To construct, improve, reconstruct, replace, inspect, repair, maintain, and use for public sidewalk purposes, including related and customary uses of sidewalk right-of-way such as curb and gutter, bike path, sanitary sewer, storm drainage, water supply, cable television, fiber-optic, electric power and telephone transmission purposes in, upon and across the Easement Area.

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to Grantee a non-exclusive easement in, over, under, on, and across the Easement Area for the Easement Purpose as may be necessary or desirable, together with (i) the right of ingress and egress at all times over, on, and across the Easement Area for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Area that materially interfere with the rights

granted to Grantee under this instrument for the Easement Purpose as determined by the Grantee in its reasonable discretion, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract for the Easement Purpose (collectively, the "**Easement**").

Grantee specifically acknowledges and agrees that the use of the Easement Area shall not be exclusive, but shall be used in common with Grantor, and its successors, assigns, invitees, licensees, agent, employees and such other and further grantees of easements, licenses and rights over and across the Easement Area as may from time to time exist as long as such use does not materially interfere with the rights granted to Grantee herein as determined by the Grantee in its reasonable discretion.

Further, for Grantor and Grantor's successors and assigns, Grantor hereby reserves and excepts from the conveyance contemplated hereby all rights (including executive), title and interests in all oil, gas, water and other minerals of any kind whatsoever owned by Grantor in, on and under the Easement Area whether Grantor's rights are presently vested, future or contingent. The term "oil, gas and other minerals", as used herein, shall mean oil, gas, casinghead gas and all other liquid or gaseous hydrocarbons, and any constituent elements or byproducts thereof, and all geothermal sources, helium, uranium and other fissionable minerals and materials, coal, lignite, iron, silver, gold, vanadium, molybdenum, and other materials and ores. Grantor does also hereby reserve, for itself and its successors and assigns forever, all property rights to and for the groundwater or other water rights which relate to the Easement Area including, but not limited to, all of the real property rights and appurtenances, if any, pertaining to such groundwater and rights to withdraw and beneficially use groundwater from the Easement Area.

This Easement is irrevocable, shall run with the land, and shall be binding upon the heirs, personal representatives, successors, and assigns of Grantor.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement to the Grantee against every person whomsoever claim an interest against the Easement Area or any part of the Easement Area when the claim is by, through, or under Grantor, except for easements, liens, encumbrances, and other matters not subordinated to the Easement Area and of record in the Real Property Records of Guadalupe County that are valid, existing, and affect the Easement Area as of the Effective Date.

TO HAVE AND TO HOLD the Easement to the City and City's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Area, but in no event shall Grantor enter upon or use any portion of the Easement Tract for any other manner that interferes in any material way or is inconsistent with the rights granted the City under this Easement for the Easement Purpose as determined by City in its reasonable discretion.

(The remainder of this page is intentionally blank)

(signatures on following pages)

In witness whereof, this instrument is executed this _____ day of _____, 2024.

GRANTOR:

Grey Forest Development, LLC,
a Texas limited liability company

By: Fasken Management, LLC,
a Texas limited liability company,
its Manager

By: _____
Charles F. Hedges, Jr.
Senior Vice President

STATE OF TEXAS §
 §
COUNTY OF MIDLAND §

This instrument was acknowledged before me on the _____ day of _____, 2024, by Charles F. Hedges, Jr., in his capacity as Senior Vice President of Fasken Management, LLC, a Texas limited liability company, the Manager of Grey Forest Development, LLC, the Grantor herein.

Notary Public, State of Texas
My commission expires: _____

APPROVED FOR RECORDING:

City of Cibolo, Grantee

By: _____
Name: _____
Title: _____

After recording return to:

City of Cibolo
C/O George Hyde
2806 Flintrock Trace A104
Lakeway, Texas 78738

EXHIBIT "A"

Legal Description and Drawing of Easement

(Attached following this page.)

METES AND BOUNDS DESCRIPTION
FOR A VARIABLE WIDTH PEDESTRIAN EASEMENT

A 0.009 acre, or 403 square feet more or less, easement located on Lot 01, Block 01, Cibolo Crossing Multi-Family Phase 1 Subdivision PUD recorded in Volume 9, Pages 175-176 of the Map and Plat Records of Guadalupe County, Texas, said Lot 01 being in the name of Grey Forest Development, LLC as conveyed by Instrument No. 2020-99020744 of the Official Public Records of Guadalupe County, Texas, in the City of Cibolo, Guadalupe County, Texas. Said 0.009 of an acre easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At the west most north corner of said Lot 01, at the west end of the cutback at the intersection of the southeast right-of-way line of Ripps-Kreusler, an 88-foot public right-of-way dedicated in Volume 9, Pages 159-160 of the Map and Plat Records of Guadalupe County, Texas, with the southwest right-of-way line of Wiederstein Road, also known as Cibolo Valley Drive, a variable width public right-of-way (60-foot minimum);

THENCE: S 58°47'05" W, along and with the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, a common line, a distance of 50.76 feet to a found ½" iron rod with a cap marked "Westwood";

THENCE: Southwesterly, continuing along and with said common line, along a tangent curve to the left, said curve having a radius of 356.00 feet, a central angle of 52°13'41", a chord bearing and distance of S 32°40'15" W, 313.39 feet, for an arc length of 324.51 feet to a found ½" iron rod with a cap marked "Westwood";

THENCE: S 06°33'24" W, continuing along and with said common line, a distance of 10.40 feet to the calculated POINT OF BEGINNING of the herein described easement;

THENCE: Departing said common line, over and across said Lot 01, the following bearings and distances:

S 09°59'49" E, a distance of 20.29 feet to a calculated point;

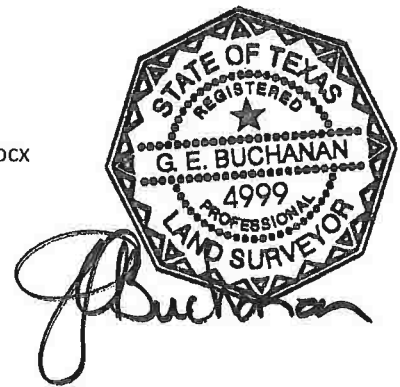
Southwesterly, along a tangent curve to the right, said curve having a radius of 67.00 feet, a central angle of 34°59'28", a chord bearing and distance of S 07°29'55" W, 40.28 feet, for an arc length of 40.92 feet to a calculated point;

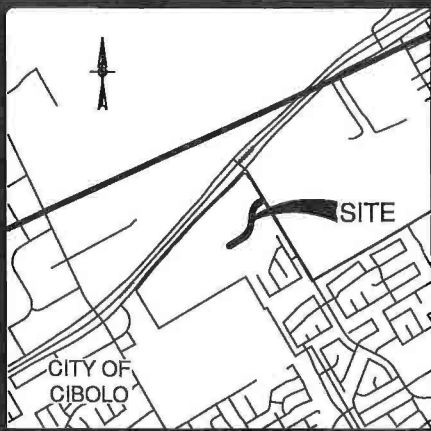
S 24°59'39" W, a distance of 6.67 feet to a calculated point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 59.00 feet, a central angle of 16°58'24", a chord bearing and distance of S 16°30'27" W, 17.41 feet, for an arc length of 17.48 feet to a calculated point on the west line of said Lot 01, the east right-of-way line of said Ripps-Kreusler, a common line;

THENCE: N 06°33'24" E, along and with said common line, a distance of 83.20 feet to the POINT OF BEGINNING and containing 0.009 of an acre in the City of Cibolo, Guadalupe County, Texas. Said easement being described in conjunction with an exhibit prepared under job number 11678-01 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: April 19, 2024
JOB NO. 11678-01
DOC. ID. N:\CIVIL\11678-01\Word\11678-01 FN_ESPED 0.009 AC_C.docx





LOCATION MAP

NOT-TO-SCALE

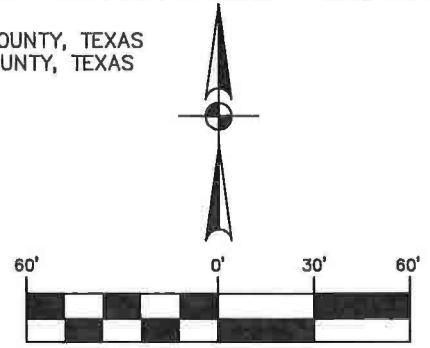
LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°59'49"E	20.29'
L2	S24°59'39"W	6.67'
L3	N06°33'24"E	83.20'

LEGEND:

- OPR OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- MPR MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- FD. FOUND
- I.R. 1/2" IRON ROD
- FOUND MONUMENT

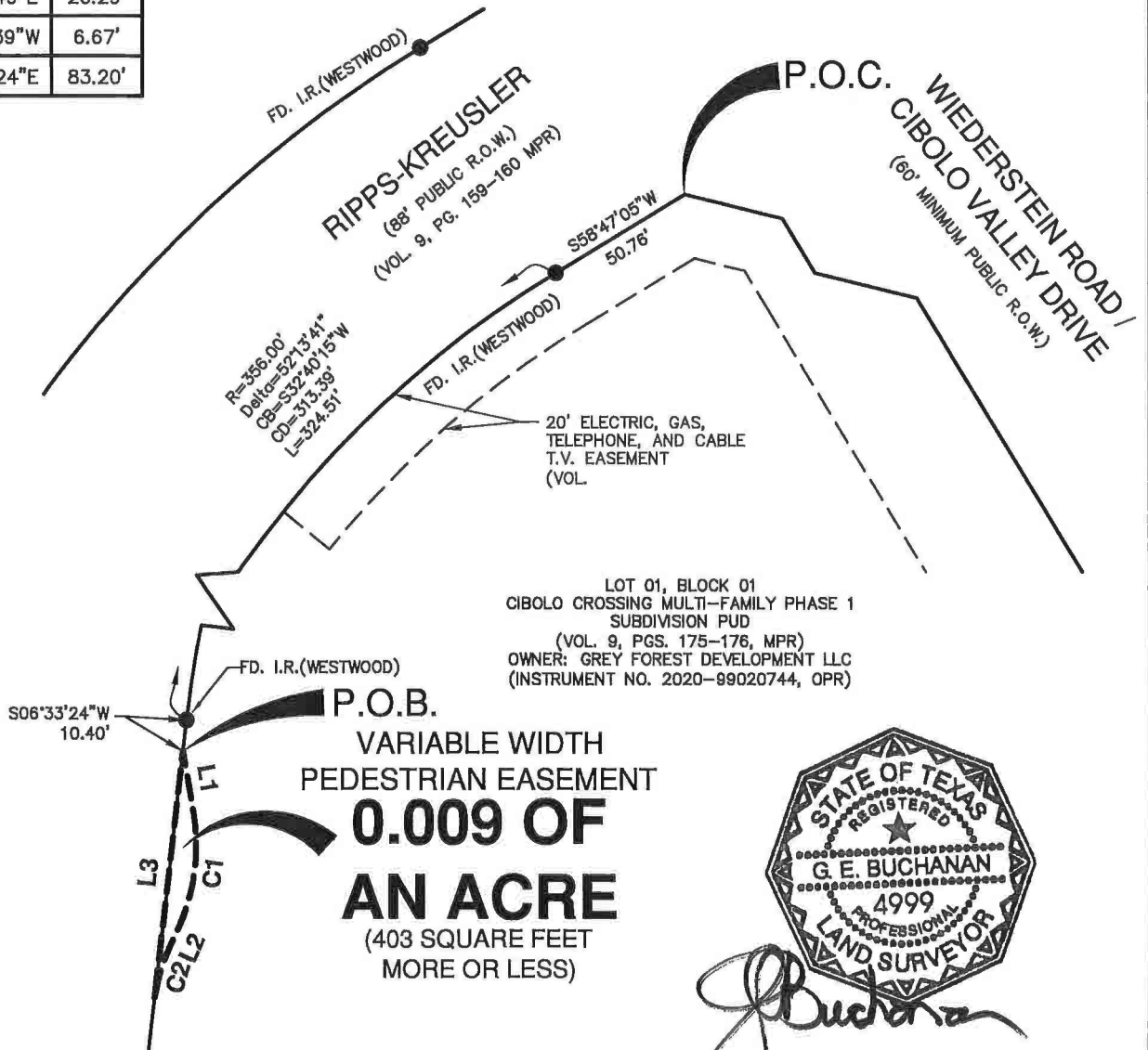
NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11678-01 BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.



SCALE: 1" = 60'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	67.00'	34°59'28"	S07°29'55"W	40.28'	40.92'
C2	59.00'	16°58'24"	S16°30'27"W	17.41'	17.48'



G. Buchanan



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

APRIL 19, 2024

SHEET 1 OF 1
JOB No.: 11678-01

Date: Apr 19, 2024, 10:28am User ID: cbranlees File: N:\CIVIL\11678-01\11678-01_EX_ESPRED_0.009 AC_C.dwg

REFERENCE:

METES AND BOUNDS DESCRIPTION
FOR A VARIABLE WIDTH PEDESTRIAN EASEMENT

A 0.020 of an acre, or 858 square feet more or less, easement located on Lot 01, Block 01, Cibolo Crossing Multi-Family Phase 1 Subdivision PUD recorded in Volume 9, Pages 175-176 of the Map and Plat Records of Guadalupe County, Texas, said Lot 01 being in the name of Grey Forest Development, LLC as conveyed by Instrument No. 2020-99020744 of the Official Public Records of Guadalupe County, Texas, in the City of Cibolo, Guadalupe County, Texas. Said 0.020 of an acre easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At the west most north corner of said Lot 01, at the west end of the cutback at the intersection of the southeast right-of-way line of Ripps-Kreusler, an 88-foot public right-of-way dedicated in Volume 9, Pages 159-160 of the Map and Plat Records of Guadalupe County, Texas, with the southwest right-of-way line of Wiederstein Road, also known as Cibolo Valley Drive, a variable width public right-of-way (60-foot minimum);

THENCE: S 58°47'05" W, along and with the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, a common line, a distance of 50.76 feet to a found ½" iron rod with a cap marked "Westwood";

THENCE: Southwesterly, continuing along and with said common line, along a tangent curve to the left, said curve having a radius of 356.00 feet, a central angle of 26°13'06", a chord bearing and distance of S 45°40'32" W, 161.49 feet, for an arc length of 162.91 feet to the calculated POINT OF BEGINNING of the herein described easement;

THENCE: Departing said common line, over and across said Lot 01, the following bearings and distances:

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 39.00 feet, a central angle of 16°04'55", a chord bearing and distance of S 13°23'32" W, 10.91 feet, for an arc length of 10.95 feet to a calculated point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 56.36 feet, a central angle of 40°52'57", a chord bearing and distance of S 25°47'33" W, 39.37 feet, for an arc length of 40.22 feet to a calculated point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 49.00 feet, a central angle of 17°37'23", a chord bearing and distance of S 37°25'20" W, 15.01 feet, for an arc length of 15.07 feet to a calculated point;

S 21°06'36" W, a distance of 12.79 feet to a calculated point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 49.00 feet, a central angle of 24°22'04", a chord bearing and distance of S 01°25'32" W, 20.68 feet, for an arc length of 20.84 feet to a calculated point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 47.00 feet, a central angle of 52°37'37", a chord bearing and distance of S 15°33'19" W, 41.67 feet, for an arc length of 43.17 feet to a calculated point;

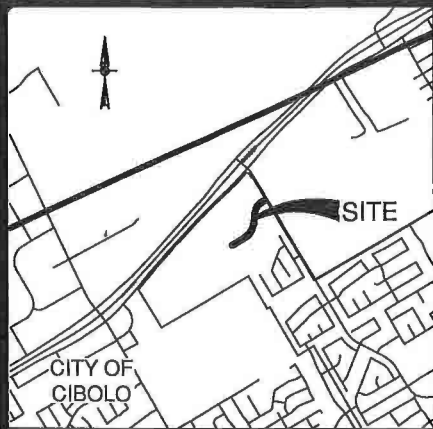
Southwesterly, along a reverse curve to the left, said curve having a radius of 39.00 feet, a central angle of 21°58'10", a chord bearing and distance of S 30°53'02" W, 14.86 feet, for an arc length of 14.95 feet to a calculated point on the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, from which a found ½" iron rod with a cap marked "Westwood" bears southwesterly, along a non-tangent curve to the left, said curve having a radius of 356.00 feet, a central angle of 01°12'50", a chord bearing and distance of S 07°09'49" W, 7.54 feet, for an arc length of 7.54 feet;

THENCE: Northeasterly, along and with the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, along a non-tangent curve to the right, said curve having a radius of 356.00 feet, a central angle of 24°47'45", a chord bearing and distance of N 20°10'06" E, 152.87 feet, for an arc length of 154.06 feet to the POINT OF BEGINNING and containing 0.020 of an acre in the City of Cibolo, Guadalupe County, Texas. Said easement being described in conjunction with an exhibit prepared under job number 11678-01 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: April 19, 2024
JOB NO. 11678-01
DOC. ID. N:\CIVIL\11678-01\Word\116678-01 FN_ESPED 0.020 AC_D.docx



A handwritten signature in black ink, appearing to read "G. E. Buchanan", is written over the bottom portion of the professional seal.



LOCATION MAP

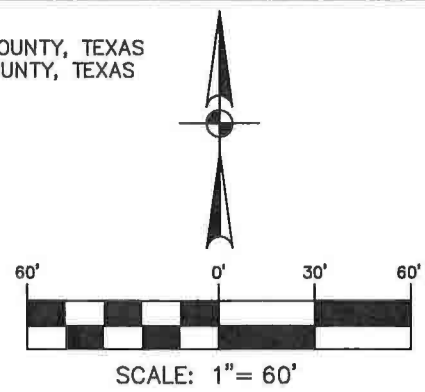
NOT-TO-SCALE

LEGEND:

- OPR OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- MPR MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- FD. FOUND
- I.R. 1/2" IRON ROD
- FOUND MONUMENT

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11678-01BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.



G.E. Buchanan

FD. I.R.(WESTWOOD)
RIPPS-KREUSLER
 (88' PUBLIC R.O.W.)
 (VOL. 9, PG. 159-160 MPR)

R=356.00'
 Delta=26°13'06"
 CB=S45°40'32"W
 CD=161.49'
 L=162.91'

20' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (VOL.)

P.O.C.
WIEDERSTEIN ROAD / CIBOLO VALLEY DRIVE
 (60' MINIMUM PUBLIC R.O.W.)

P.O.B.

VARIABLE WIDTH PEDESTRIAN EASEMENT

0.020 OF AN ACRE
 (858 SQUARE FEET MORE OR LESS)

LOT 01, BLOCK 01
 CIBOLO CROSSING MULTI-FAMILY PHASE 1
 SUBDIVISION PUD
 (VOL. 9, PGS. 175-176, MPR)
 OWNER: GREY FOREST DEVELOPMENT LLC
 (INSTRUMENT NO. 2020-89020744, OPR)

S21°06'36"W
 12.79'

R=356.00'
 Delta=1°12'50"
 CB=S07°09'49"W
 CD=7.54'
 L=7.54'

FD. I.R.(WESTWOOD)



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	39.00'	16°04'55"	S13°23'32"W	10.91'	10.95'
C2	56.36'	40°52'57"	S25°47'33"W	39.37'	40.22'
C3	49.00'	17°37'23"	S37°25'20"W	15.01'	15.07'
C4	49.00'	24°22'04"	S01°25'32"W	20.68'	20.84'
C5	47.00'	52°37'37"	S15°33'19"W	41.67'	43.17'
C6	39.00'	21°58'10"	S30°53'02"W	14.86'	14.95'
C7	356.00'	24°47'45"	N20°10'06"E	152.87'	154.06'

Date: Apr. 19, 2024, 10:27am User: D: chameleon File: N:\CIVIL\1978-01\1978-01_EX_ESPRED_0.020_AC.D.dwg

APRIL 19, 2024

SHEET 1 OF 1
 JOB No.: 11678-01

REFERENCE:

METES AND BOUNDS DESCRIPTION
FOR A VARIABLE WIDTH PEDESTRIAN EASEMENT

A 0.027 of an acre, or 1,190 square feet more or less, easement located on Lot 01, Block 01, Cibolo Crossing Multi-Family Phase 1 Subdivision PUD recorded in Volume 9, Pages 175-176 of the Map and Plat Records of Guadalupe County, Texas, said Lot 01 being in the name of Grey Forest Development, LLC as conveyed by Instrument No. 2020-99020744 of the Official Public Records of Guadalupe County, Texas, in the City of Cibolo, Guadalupe County, Texas. Said 0.027 of an acre easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At the west most north corner of said Lot 01, at the west end of the cutback at the intersection of the southeast right-of-way line of Ripps-Kreusler, an 88-foot public right-of-way dedicated in Volume 9, Pages 159-160 of the Map and Plat Records of Guadalupe County, Texas, with the southwest right-of-way line of Wiederstein Road, also known as Cibolo Valley Drive, a variable width public right-of-way (60-foot minimum);

THENCE: S 76°13'36" E, along and with the north line of said Lot 01 and the south right-of-way line of said cutback, a distance of 7.98 feet to a calculated point;

THENCE: Departing the north line of said Lot 01, the south right-of-way line of said cutback, over and across said Lot 01, the following bearings and distances:

S 59°03'08" W, a distance of 28.60 feet to a calculated point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 71.40 feet, a central angle of 18°17'29", a chord bearing and distance of S 50°17'09" W, 22.70 feet, for an arc length of 22.79 feet to a calculated point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 63.51 feet, a central angle of 33°20'31", a chord bearing and distance of S 58°51'20" W, 36.44 feet, for an arc length of 36.96 feet to a calculated point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 70.07 feet, a central angle of 43°38'34", a chord bearing and distance of S 52°23'30" W, 52.09 feet, for an arc length of 53.37 feet to a calculated point;

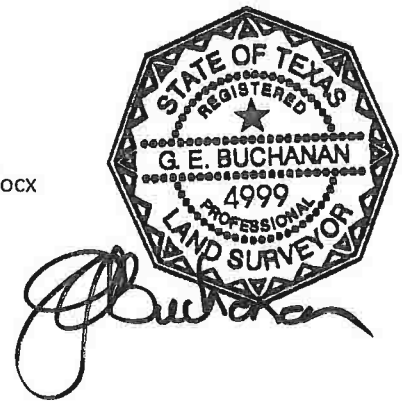
Southwesterly, along a non-tangent curve to the right, said curve having a radius of 108.00 feet, a central angle of 28°34'18", a chord bearing and distance of S 43°32'17" W, 53.30 feet, for an arc length of 53.86 feet to a calculated point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 39.00 feet, a central angle of $11^{\circ}24'33''$, a chord bearing and distance of $S 52^{\circ}07'09'' W$, 7.75 feet, for an arc length of 7.77 feet to a calculated point on the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, from which a found $\frac{1}{2}''$ iron rod with a cap marked "Westwood" bears southwesterly, along a non-tangent curve to the left, said curve having a radius of 356.00 feet, a central angle of $28^{\circ}43'30''$, a chord bearing and distance of $S 20^{\circ}55'09'' W$, 176.62 feet, for an arc length of 178.48 feet;

THENCE: Northeasterly, along and with the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, along a non-tangent curve to the right, said curve having a radius of 356.00 feet, a central angle of $23^{\circ}30'11''$, a chord bearing and distance of $N 47^{\circ}01'59'' E$, 145.01 feet, for an arc length of 146.03 feet to a found $\frac{1}{2}''$ iron rod with a cap marked "Westwood";

THENCE: $N 58^{\circ}47'05'' E$, continuing along and with the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, a distance of 50.76 feet to the POINT OF BEGINNING and containing 0.027 of an acre in the City of Cibolo, Guadalupe County, Texas. Said easement being described in conjunction with an exhibit prepared under job number 11678-01 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: April 19, 2024
JOB NO. 11678-01
DOC. ID. N:\CIVIL\11678-01\Word\116678-01 FN_ESPED 0.027 AC_E.docx





LOCATION MAP

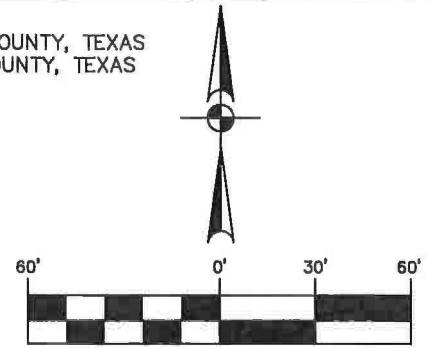
NOT-TO-SCALE

LEGEND:

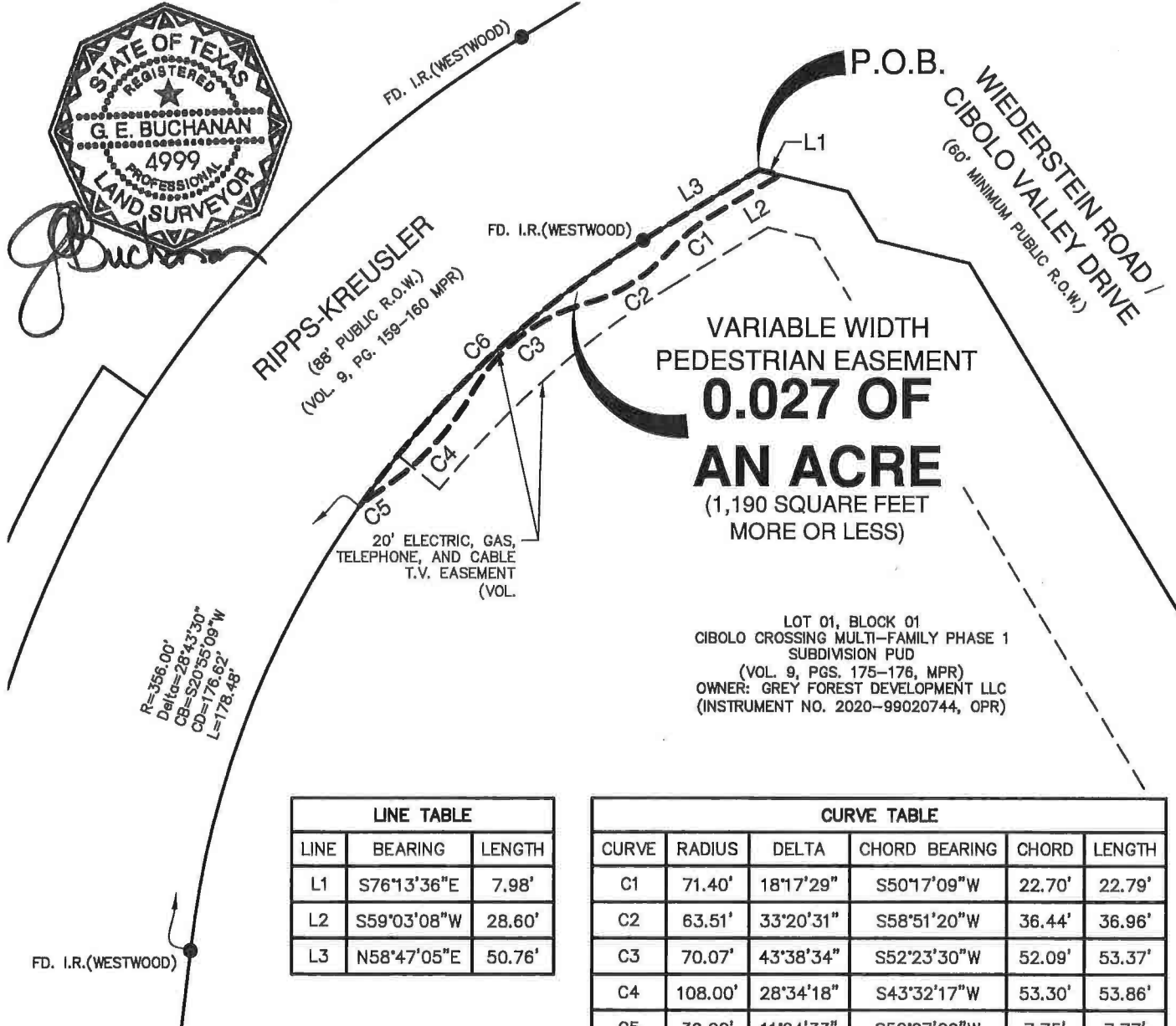
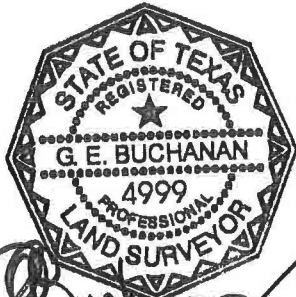
- OPR OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- MPR MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- FD. FOUND
- I.R. 1/2" IRON ROD
- FOUND MONUMENT

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11678-01 BY PAPE-DAWSON ENGINEERS. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
2. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.



SCALE: 1" = 60'



VARIABLE WIDTH
PEDESTRIAN EASEMENT
**0.027 OF
AN ACRE**
(1,190 SQUARE FEET
MORE OR LESS)

LOT 01, BLOCK 01
CIBOLO CROSSING MULTI-FAMILY PHASE 1
SUBDIVISION PUD
(VOL. 9, PGS. 175-176, MPR)
OWNER: GREY FOREST DEVELOPMENT LLC
(INSTRUMENT NO. 2020-99020744, OPR)

R=356.00'
Delta=28°43'30"
CB=S20°35'09"W
L=178.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°13'36"E	7.98'
L2	S59°03'08"W	28.60'
L3	N58°47'05"E	50.76'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	71.40'	18°17'29"	S50°17'09"W	22.70'	22.79'
C2	63.51'	33°20'31"	S58°51'20"W	36.44'	36.96'
C3	70.07'	43°38'34"	S52°23'30"W	52.09'	53.37'
C4	108.00'	28°34'18"	S43°32'17"W	53.30'	53.86'
C5	39.00'	11°24'33"	S52°07'09"W	7.75'	7.77'
C6	356.00'	23°30'11"	N47°01'59"E	145.01'	146.03'



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

APRIL 19, 2024

SHEET 1 OF 1
JOB No.: 11678-01

Date: Apr. 19, 2024, 10:27am, User: D:\chambers, File: N:\CIVIL\11678-01\11678-01_EXLSPED_0.027_AC_L.dwg

REFERENCE:

METES AND BOUNDS DESCRIPTION
FOR A VARIABLE WIDTH PEDESTRIAN EASEMENT

A 0.039 of an acre, or 1,718 square feet more or less, easement located on Lot 01, Block 01, Cibolo Crossing Multi-Family Phase 1 Subdivision PUD recorded in Volume 9, Pages 175-176 of the Map and Plat Records of Guadalupe County, Texas, said Lot 01 being in the name of Grey Forest Development, LLC as conveyed by Instrument No. 2020-99020744 of the Official Public Records of Guadalupe County, Texas, in the City of Cibolo, Guadalupe County, Texas. Said 0.039 of an acre easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found ½" iron rod with a cap marked "Westwood" at the west corner of said Lot 01, same being the north corner of Lot 02, Block 02, Cibolo Crossing Multi-Family Amenity Center, PUD recorded in Volume 9, Page 213 of the Map and Plat Records of Guadalupe County, Texas, on the southeast right-of-way line of Ripps-Kreusler, an 88-foot public right-of-way dedicated in Volume 9, Pages 159-160 of the Map and Plat Records of Guadalupe County, Texas;

THENCE: N 59°22'56" E, along and with the northwest line of said Lot 01, same being the southeast right-of-way line of said Ripps-Kreusler, a distance of 306.99 feet to a found ½" iron rod with a cap marked "Westwood"

THENCE: Northeasterly, continuing along and with the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, along a tangent curve to the left, said curve having a radius of 444.00 feet, a central angle of 38°14'47", a chord bearing and distance of N 40°15'33" E, 290.91 feet, for an arc length of 296.38 feet to the calculated POINT OF BEGINNING of the herein described easement;

THENCE: Northeasterly, along and with the west line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, a common line, along a non-tangent curve to the left, said curve having a radius of 444.00 feet, a central angle of 14°34'45", a chord bearing and distance of N 13°50'47" E, 112.67 feet, for an arc length of 112.98 feet to a found mag nail;

THENCE: N 06°33'24" E, continuing along and with said common line, a distance of 125.18 feet to a calculated point;

THENCE: Departing said common line, over and across said Lot 01, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 59.00 feet, a central angle of 21°47'06", a chord bearing and distance of S 05°48'00" E, 22.30 feet, for an arc length of 22.43 feet to a calculated point;

Southeasterly, along a reverse curve to the right, said curve having a radius of 52.00 feet, a central angle of 21°08'06", a chord bearing and distance of S 06°07'30" E, 19.07 feet, for an arc length of 19.18 feet to a calculated point;

Southwesterly, along a compound curve to the right, said curve having a radius of 52.00 feet, a central angle of 17°57'57", a chord bearing and distance of S 13°25'32" W, 16.24 feet, for an arc length of 16.31 feet to a calculated point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 59.00 feet, a central angle of 15°50'38", a chord bearing and distance of S 14°29'11" W, 16.26 feet, for an arc length of 16.32 feet to a calculated point;

S 06°33'52" W, a distance of 14.70 feet to a calculated point;

S 30°12'43" E, a distance of 5.40 feet to a calculated point;

S 83°26'04" E, a distance of 5.06 feet to a calculated point;

S 06°38'40" W, a distance of 63.00 feet to a calculated point;

N 83°26'12" W, a distance of 5.35 feet to a calculated point;

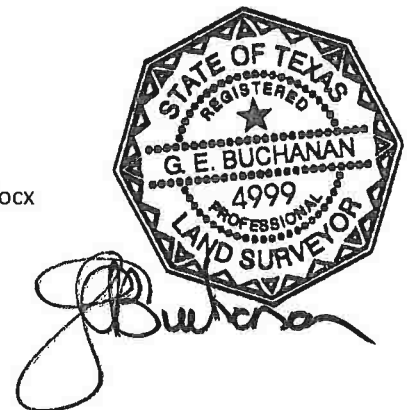
S 49°37'37" W, a distance of 6.97 feet to a calculated point;

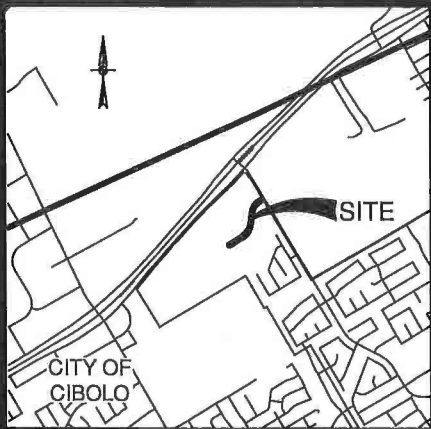
S 06°33'50" W, a distance of 18.42 feet to a calculated point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 87.00 feet, a central angle of 22°25'31", a chord bearing and distance of S 17°46'35" W, 33.83 feet, for an arc length of 34.05 feet to a point;

THENCE: S 28°59'21" W, a distance of 27.69 feet to the POINT OF BEGINNING and containing 0.039 of an acre in the City of Cibolo, Guadalupe County, Texas. Said easement being described in conjunction with an exhibit prepared under job number 11678-01 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: April 19, 2024
JOB NO. 11678-01
DOC. ID. N:\CIVIL\11678-01\Word\116678-01 FN_ESPED 0.039 AC_B.docx





LOCATION MAP

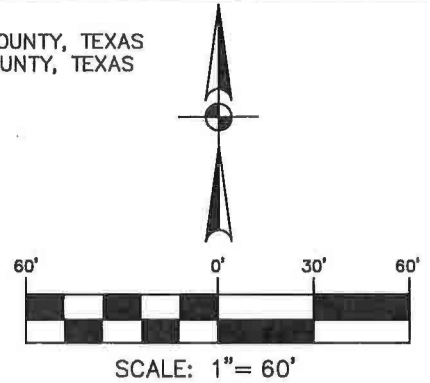
NOT-TO-SCALE

LEGEND:

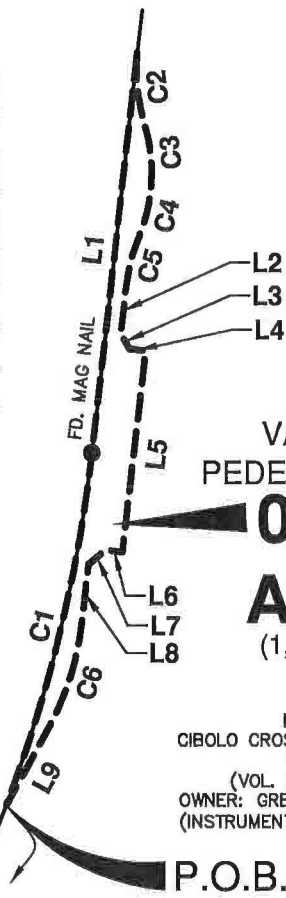
- OPR OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- MPR MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- FD. FOUND
- I.R. 1/2" IRON ROD
- FOUND MONUMENT

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11678-01 BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.



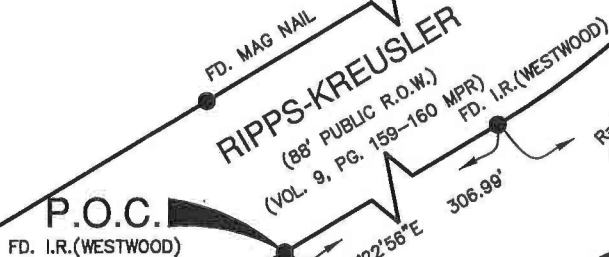
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	444.00'	14°34'45"	N13°50'47"E	112.67'	112.98'
C2	59.00'	21°47'06"	S05°48'00"E	22.30'	22.43'
C3	52.00'	21°08'06"	S06°07'30"E	19.07'	19.18'
C4	52.00'	17°57'57"	S13°25'32"W	16.24'	16.31'
C5	59.00'	15°50'38"	S14°29'11"W	16.26'	16.32'
C6	87.00'	22°25'31"	S17°46'35"W	33.83'	34.05'



VARIABLE WIDTH
PEDESTRIAN EASEMENT
**0.039 OF
AN ACRE**
(1,718 SQUARE FEET
MORE OR LESS)

LOT 01, BLOCK 01
CIBOLO CROSSING COMMERCIAL PHASE I
SUBDIVISION
(VOL. 9, PGS. 244-245, MPR)
OWNER: SANTIKOS CIBOLO THEATER REALTY LLC
(INSTRUMENT NO. 2018-99009859, OPR)

LOT 01, BLOCK 01
CIBOLO CROSSING MULTI-FAMILY PHASE 1
SUBDIVISION PUD
(VOL. 9, PGS. 175-176, MPR)
OWNER: GREY FOREST DEVELOPMENT LLC
(INSTRUMENT NO. 2020-99020744, OPR)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°33'24"E	125.18'
L2	S06°33'52"W	14.70'
L3	S30°12'43"E	5.40'
L4	S83°26'04"E	5.06'
L5	S06°38'40"W	63.00'
L6	N83°26'12"W	5.35'
L7	S49°37'37"W	6.97'
L8	S06°33'50"W	18.42'
L9	S28°59'21"W	27.69'



G. E. Buchanan

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

APRIL 19, 2024

SHEET 1 OF 1
JOB No.: 11678-01

Date: Apr 19, 2024, 10:26am User: D: cbenilton File: N:\CVIL\11678-01\11678-01_EXLSPED_0.039_AC_L.dwg

REFERENCE:

METES AND BOUNDS DESCRIPTION
FOR A VARIABLE WIDTH PEDESTRIAN EASEMENT

A 0.081 of an acre, or 3,532 square feet more or less, easement located on Lot 01, Block 01, Cibolo Crossing Multi-Family Phase 1 Subdivision PUD recorded in Volume 9, Pages 175-176 of the Map and Plat Records of Guadalupe County, Texas, said Lot 01 being in the name of Grey Forest Development, LLC as conveyed by Instrument No. 2020-99020744 of the Official Public Records of Guadalupe County, Texas, in the City of Cibolo, Guadalupe County, Texas. Said 0.081 of an acre easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found $\frac{1}{2}$ " iron rod with a cap marked "Westwood" at the west corner of said Lot 01, same being the north corner of Lot 02, Block 02, Cibolo Crossing Multi-Family Amenity Center, PUD recorded in Volume 9, Page 213 of the Map and Plat Records of Guadalupe County, Texas, on the southeast right-of-way line of Ripps-Kreusler, an 88-foot public right-of-way dedicated in Volume 9, Pages 159-160 of the Map and Plat Records of Guadalupe County, Texas;

THENCE: N 59°22'56" E, along and with the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, a distance of 306.99 feet to a found $\frac{1}{2}$ " iron rod with a cap marked "Westwood";

THENCE: Northeasterly, continuing along and with the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, along a tangent curve to the left, said curve having a radius of 444.00 feet, a central angle of 36°40'54", a chord bearing and distance of N 41°02'29" E, 279.43 feet, for an arc length of 284.26 feet to a calculated point;

THENCE: Departing the northwest line of said Lot 01, the southeast right-of-way line of said Ripps-Kreusler, over and across said Lot 01, the following bearings and distances:

S 14°40'35" W, a distance of 31.81 feet to a calculated point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 109.00 feet, a central angle of 13°00'33", a chord bearing and distance of S 21°10'52" W, 24.70 feet, for an arc length of 24.75 feet to a calculated point;

S 30°47'03" W, a distance of 11.78 feet to a calculated point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 109.00 feet, a central angle of 15°04'40", a chord bearing and distance of S 41°25'18" W, 28.60 feet, for an arc length of 28.68 feet to a calculated point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 126.25 feet, a central angle of $22^{\circ}47'55''$, a chord bearing and distance of $S 37^{\circ}33'41'' W$, 49.91 feet, for an arc length of 50.24 feet to a calculated point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 132.00 feet, a central angle of $37^{\circ}49'12''$, a chord bearing and distance of $S 45^{\circ}04'19'' W$, 85.56 feet, for an arc length of 87.13 feet to a calculated point;

$S 63^{\circ}58'55'' W$, a distance of 46.24 feet to a calculated point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 49.00 feet, a central angle of $21^{\circ}02'06''$, a chord bearing and distance of $S 53^{\circ}27'52'' W$, 17.89 feet, for an arc length of 17.99 feet to a calculated point;

$S 42^{\circ}56'49'' W$, a distance of 8.33 feet to a calculated point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 67.00 feet, a central angle of $35^{\circ}48'57''$, a chord bearing and distance of $S 60^{\circ}51'17'' W$, 41.20 feet, for an arc length of 41.88 feet to a calculated point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 38.00 feet, a central angle of $35^{\circ}50'41''$, a chord bearing and distance of $S 60^{\circ}50'25'' W$, 23.39 feet, for an arc length of 23.77 feet to a calculated point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 97.00 feet, a central angle of $28^{\circ}37'00''$, a chord bearing and distance of $S 57^{\circ}13'35'' W$, 47.95 feet, for an arc length of 48.45 feet to a calculated point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 79.91 feet, a central angle of $30^{\circ}01'46''$, a chord bearing and distance of $S 59^{\circ}20'58'' W$, 41.41 feet, for an arc length of 41.88 feet to a calculated point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 128.00 feet, a central angle of $15^{\circ}04'12''$, a chord bearing and distance of $S 51^{\circ}47'00'' W$, 33.57 feet, for an arc length of 33.67 feet to a calculated point;

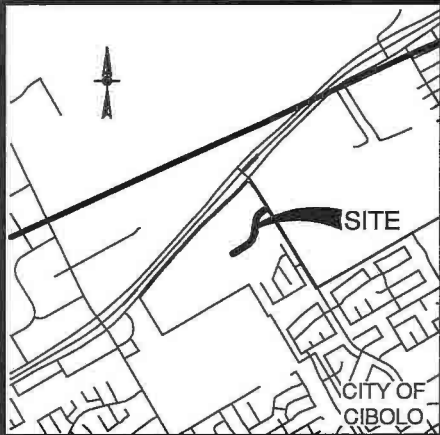
$S 59^{\circ}19'06'' W$, a distance of 79.99 feet to a calculated point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 97.00 feet, a central angle of $14^{\circ}33'43''$, a chord bearing and distance of $S 66^{\circ}39'26'' W$, 24.59 feet, for an arc length of 24.65 feet to a calculated point on the southwest line of said Lot 01, the northeast line of said Lot 02, a common line;

THENCE: N 30°37'15" W, along and with said common line, a distance of 5.96 feet to the POINT OF BEGINNING and containing 0.081 of an acre in the City of Cibolo, Guadalupe County, Texas. Said easement being described in conjunction with an exhibit prepared under job number 11678-01 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: April 19, 2024
JOB NO. 11678-01
DOC. ID. N:\CIVIL\11678-01\Word\116678-01 FN_ESPED 0.081 AC_A.docx





LOCATION MAP

NOT-TO-SCALE

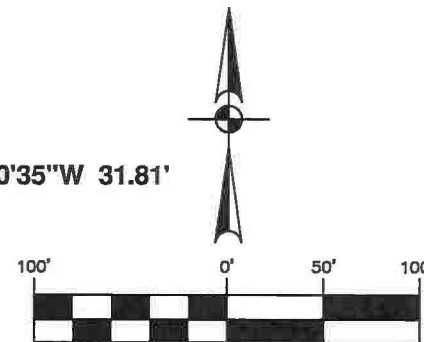
LOT 01, BLOCK 01
CIBOLO CROSSING COMMERCIAL PHASE I
SUBDIVISION
(VOL. 9, PGS. 244-245, MPR)
OWNER: SANTIKOS CIBOLO THEATER REALTY LLC
(INSTRUMENT NO. 2018-99009859, OPR)

LEGEND:

- OPR OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- MPR MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- FD. FOUND
- I.R. 1/2" IRON ROD
- FOUND MONUMENT

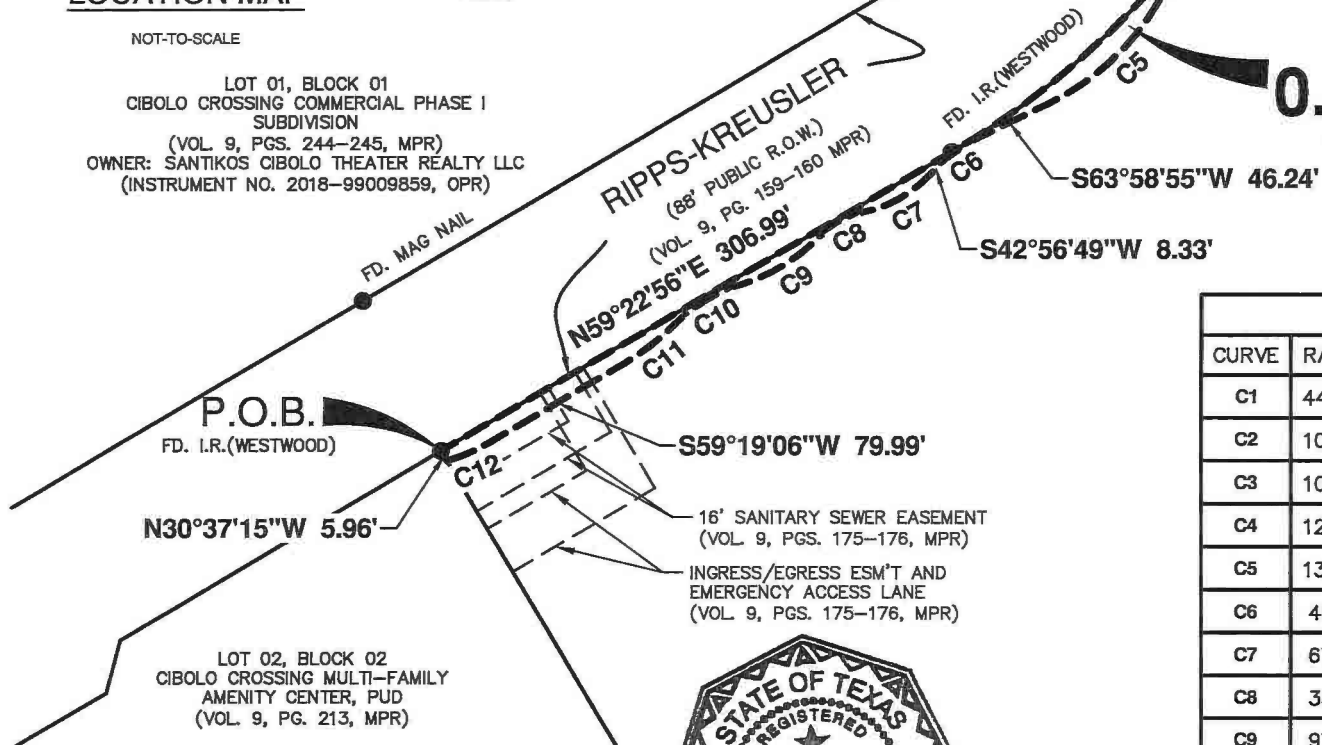
NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11678-01 BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.



**VARIABLE WIDTH
PEDESTRIAN EASEMENT
0.081 OF AN ACRE**
(3,532 SQUARE FEET MORE OR LESS)

LOT 01, BLOCK 01
CIBOLO CROSSING MULTI-FAMILY PHASE 1
SUBDIVISION PUD
(VOL. 9, PGS. 175-176, MPR)
OWNER: GREY FOREST DEVELOPMENT LLC
(INSTRUMENT NO. 2020-99020744, OPR)



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	444.00'	36°40'54"	N41°02'29"E	279.43'	284.26'
C2	109.00'	13°00'33"	S21°10'52"W	24.70'	24.75'
C3	109.00'	15°04'40"	S41°25'18"W	28.60'	28.68'
C4	126.25'	22°47'55"	S37°33'41"W	49.91'	50.24'
C5	132.00'	37°49'12"	S45°04'19"W	85.56'	87.13'
C6	49.00'	21°02'06"	S53°27'52"W	17.89'	17.99'
C7	67.00'	35°48'57"	S60°51'17"W	41.20'	41.88'
C8	38.00'	35°50'41"	S60°50'25"W	23.39'	23.77'
C9	97.00'	28°37'00"	S57°13'35"W	47.95'	48.45'
C10	79.91'	30°01'46"	S59°20'58"W	41.41'	41.88'
C11	128.00'	15°04'12"	S51°47'00"W	33.57'	33.67'
C12	97.00'	14°33'43"	S66°39'26"W	24.59'	24.65'



G. E. Buchanan

APRIL 19, 2023

SHEET 1 OF 1
JOB No.: 11678-01

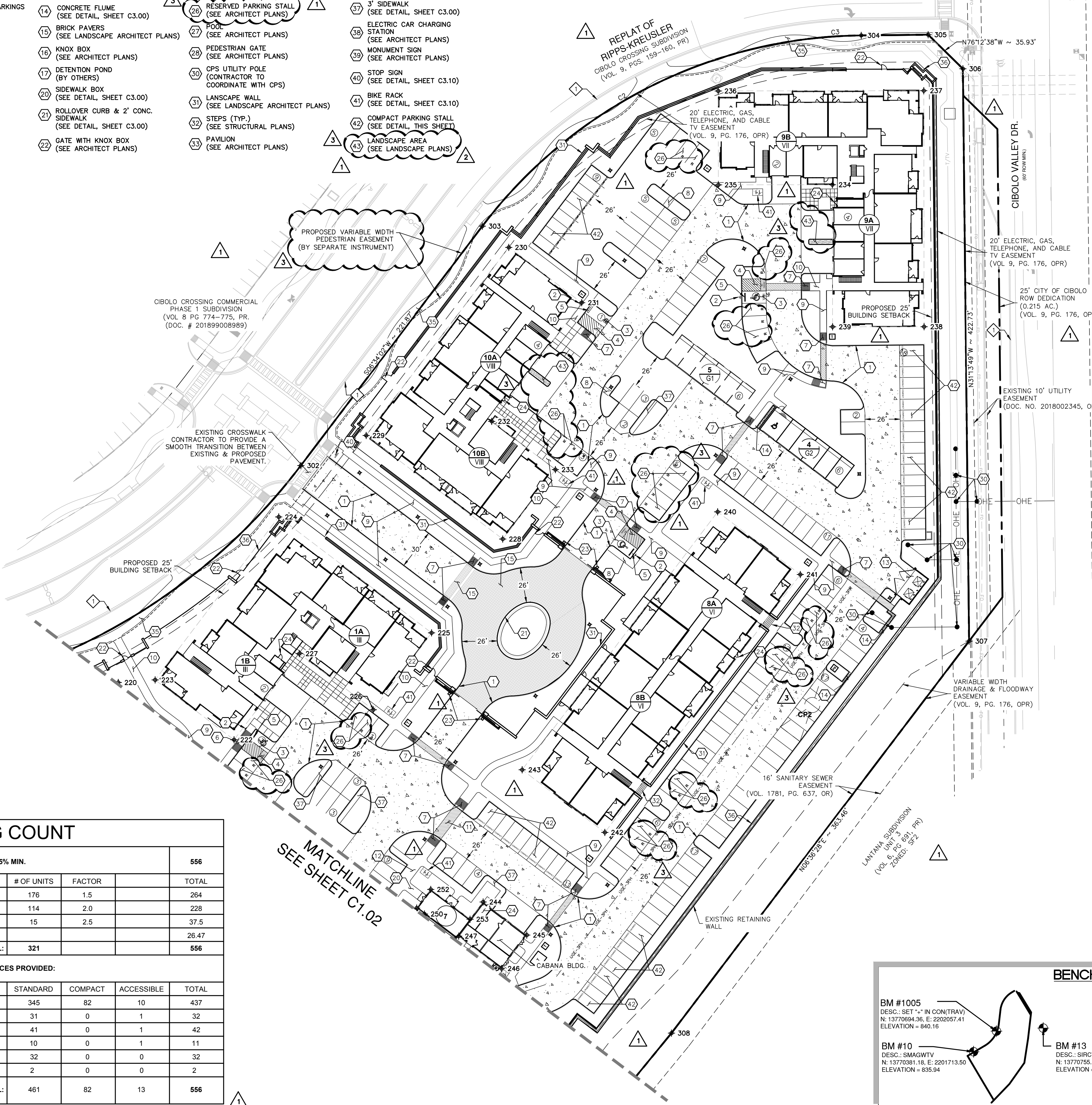
**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

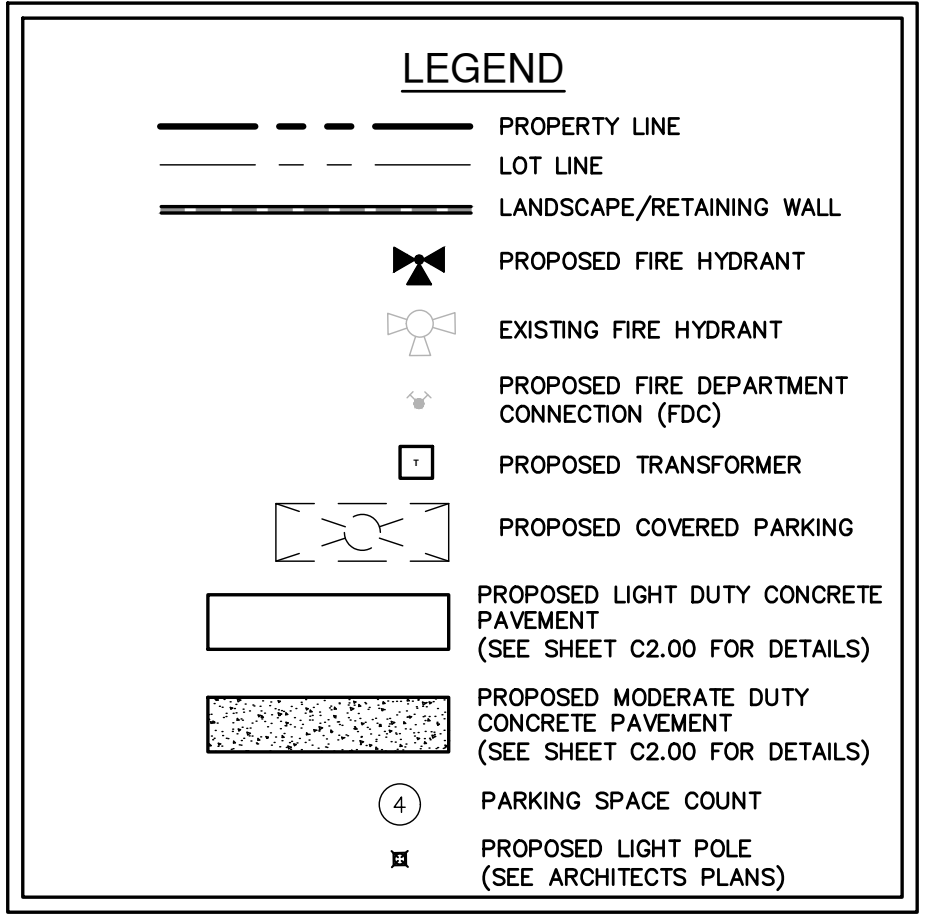
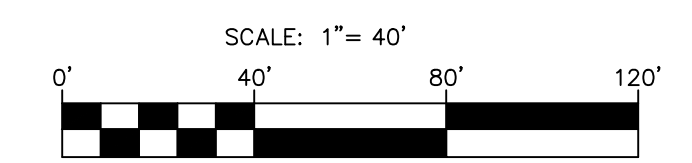
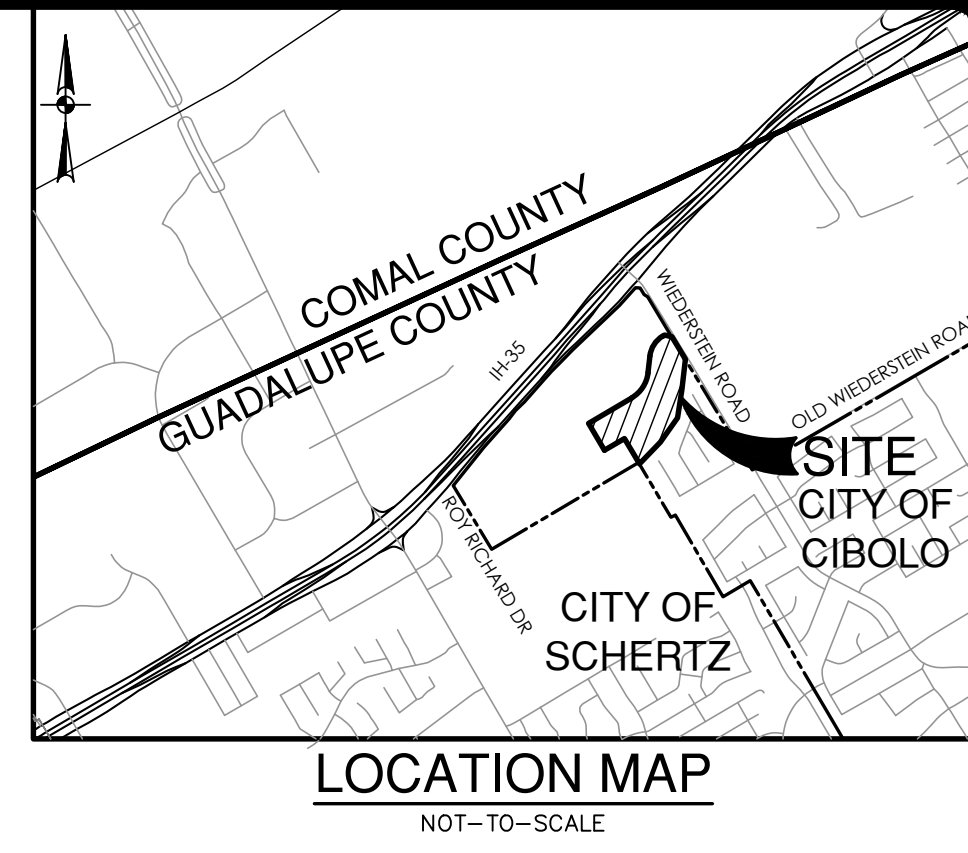
KEYED NOTES

- ① 6" CONC. CURB (TYP.) (SEE DETAIL, SHEET C3.00)
- ② HANDICAPPED SIGN (TYP.) (SEE DETAIL, SHEET C3.00)
- ③ HANDICAPPED PARKING (TYP.) (SEE DETAIL, SHEET C3.00)
- ④ HANDICAPPED PAVEMENT MARKINGS (SEE DETAIL, SHEET C3.00)
- ⑤ WHEEL STOP (TYP.) (SEE DETAIL, SHEET C3.00)
- ⑥ CURB RAMP TYPE "A" (SEE DETAIL, SHEET C3.00)
- ⑦ CURB RAMP TYPE "B" (SEE DETAIL, SHEET C3.00)
- ⑧ 4' SIDEWALK (SEE DETAIL, SHEET C3.00)
- ⑨ 5' SIDEWALK (SEE DETAIL, SHEET C3.00)
- ⑩ 6' SIDEWALK (SEE DETAIL, SHEET C3.00)
- ⑪ 7' SIDEWALK (SEE DETAIL, SHEET C3.00)
- ⑫ 8' SIDEWALK (SEE DETAIL, SHEET C3.00)
- ⑬ DUMPSTER PAD (SEE ARCHITECT PLANS)
- ⑭ CONCRETE FLUME (SEE DETAIL, SHEET C3.00)
- ⑮ BRICK PAVERS (SEE LANDSCAPE ARCHITECT PLANS)
- ⑯ KNOX BOX (SEE ARCHITECT PLANS)
- ⑰ DETENTION POND (BY OTHERS)
- ⑱ SIDEWALK BOX (SEE DETAIL, SHEET C3.00)
- ⑲ ROLLOVER CURB & 2' CONC. SIDEWALK (SEE DETAIL, SHEET C3.00)
- ⑳ GATE WITH KNOX BOX (SEE ARCHITECT PLANS)
- ㉑ VEHICULAR GATE WITH KNOX BOX (SEE ARCHITECT PLANS)
- ㉒ FIRE RISER ROOM
- ㉓ TEAL ROOM
- ㉔ RESERVED PARKING STALL (SEE ARCHITECT PLANS)
- ㉕ POOL (SEE ARCHITECT PLANS)
- ㉖ PEDESTRIAN GATE (SEE ARCHITECT PLANS)
- ㉗ CPS UTILITY POLE (CONTRACTOR TO COORDINATE WITH CPS)
- ㉘ LANDSCAPE WALL (SEE LANDSCAPE ARCHITECT PLANS)
- ㉙ STEPS (TYP.) (SEE STRUCTURAL PLANS)
- ㉚ PAVILION (SEE ARCHITECT PLANS)
- ㉛ DOG PARK (SEE ARCHITECT PLAN)
- ㉜ MEANDERING SIDEWALK (SEE DETAIL, SHEET C3.00)
- ㉝ PERIMETER FENCE (SEE ARCHITECT PLANS)
- ㉞ 3' SIDEWALK (SEE DETAIL, SHEET C3.00)
- ㉟ ELECTRIC CAR CHARGING STATION (SEE ARCHITECT PLANS)
- ㊱ MONUMENT SIGN (SEE ARCHITECT PLANS)
- ㊲ STOP SIGN (SEE DETAIL, SHEET C3.10)
- ㊳ BIKE RACK (SEE DETAIL, SHEET C3.10)
- ㊴ COMPACT PARKING STALL (SEE DETAIL, THIS SHEET)
- ㊵ LANDSCAPE AREA (SEE LANDSCAPE PLANS)

① EXISTING 6" CURB



LEGAL DESCRIPTION
 LOT 1
 BLOCK 1
 CIBOLO CROSSING MULTI-FAMILY
 SUBDIVISION
 SOUTHEAST CORNER OF IH 35 &
 WIEDERSTEIN ROAD,
 CIBOLO, TX 78154

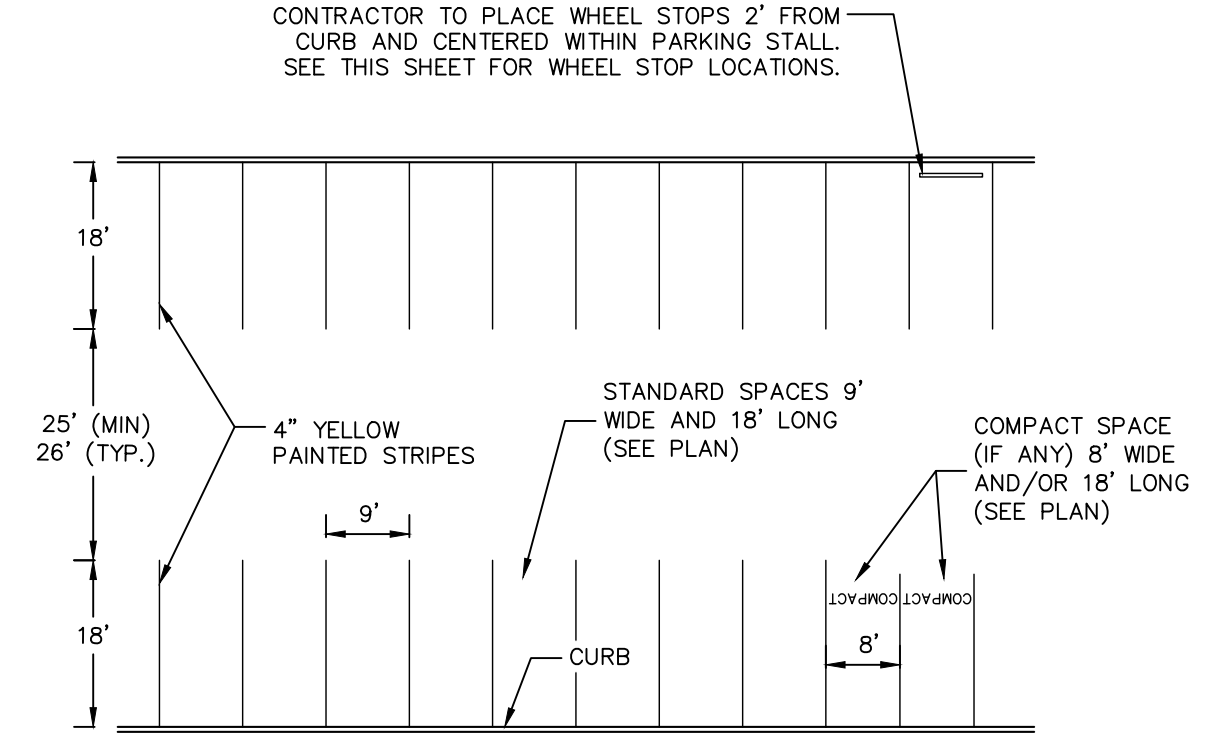
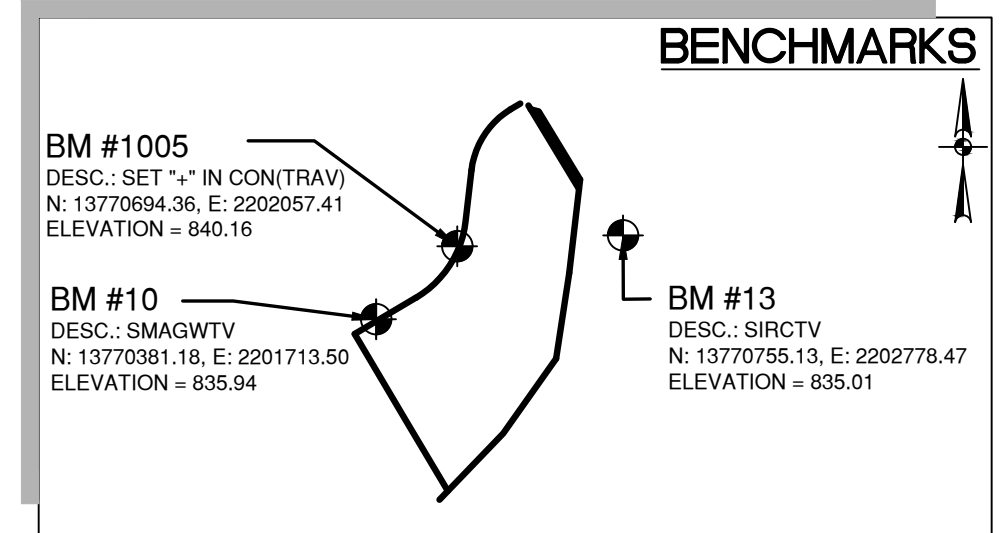


PARKING COUNT

REQUIRED PARKING + 5% MIN.				556
	# OF UNITS	FACTOR	TOTAL	
ONE BEDROOM	176	1.5	264	
TWO BEDROOM	114	2.0	228	
THREE BEDROOM	15	2.5	37.5	
+ 5%			26.47	
TOTAL:	321		556	

ACTUAL PARKING SPACES PROVIDED:

	STANDARD	COMPACT	ACCESSIBLE	TOTAL
SURFACE	345	82	10	437
GARAGES (ATTACHED)	31	0	1	32
GARAGES (DETACHED)	41	0	1	42
CARPORT	10	0	1	11
TANDEM	32	0	0	32
EV	2	0	0	2
TOTAL:	461	82	13	556



NOTE: ALL SPACES SHOWN ON PLAN STD. (9x18) UNLESS OTHERWISE NOTED

STRIPING FOR 90-DEGREE PARKING
 NOT-TO-SCALE

NO. REVISION

NO.	REVISION	DATE
1	PERMIT SET	10/03/23
2	PERMIT COMMENTS 1	02/02/24
3	PERMIT COMMENTS 2	03/19/24
4	ISSUED FOR CONSTRUCTION	04/02/24



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.575.9000
 TYPE FIRM REGISTRATION 4479 | TPELS FIRM REGISTRATION #1008800

DORADO AT CIBOLO CROSSING
 18196 RIPPSS-KREUSLER
 CIBOLO, TEXAS 78154
 DETAILED SITE & PAVING PLAN - SHEET 1

PLAT NO. N/A
JOB NO. 11678-00
DATE OCTOBER 2023
DESIGNER BR
CHECKED SJ **DRAWN** JV
SHEET C1.01

Date: Apr 03, 2024, 10:28am, User: fb, Ibarraero
 File: P:\16378\00\Drawings\Civil\041162620.dwg

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City Council Regular Meeting Staff Report

C. Discussion/Action and authorization for the City Manager to complete the purchase order for One (1) Pierce Enforcer Pumper from Siddons-Martin Emergency Group for \$1,090,260. (BuyBoard 746-24). (Chief Troncoso)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11C.
From	
Mario Troncoso, Fire Chief	
Staff Contact(s)	
Mario Troncoso,	

PRIOR CITY COUNCIL ACTION:

At the October 15, 2024, City Council Meeting, City Council supported and agreed to change the FY25 Capital Improvement Program (CIP) by changing the Fire Apparatus Replacement Plan that identified \$500,000 for the purchase of a 3rd pumper truck. City Council directed City staff to use these funds to accelerate the fire engine purchase for Fire Station 3, instead of the pumper truck.

BACKGROUND:

The Fire Apparatus Replacement Plan has been fundamental to improving safety and reliability, operational efficiency, compliance with regulations, and cost management over the last several years. City Council’s support in funding fleet replacement through the Capital Improvement Program has allowed the department to proactively order engines and vehicles to provide first-class fire protection services. However, even with a plan in place, there are times when we must pivot based on data/real-world events to make well-informed decisions. Since the Council’s approval of a fleet replacement started with the FY21 budget, the Fire Department has experienced unforeseen vehicle breakdowns, extended periods of vehicles out of service, and an incident with an engine burning at a scene. Based on these facts, it was time to deviate from the FY25 Fire Apparatus Replacement Plan, which is intended to purchase a 3rd brush truck and use the funds to accelerate the fire engine purchase for Fire Station 3.

The City will purchase an engine from Siddons-Martin’s available stock list. A stock list truck features an engine already in active production, reducing the delivery time to 7-11 months from the standard 24 months, which was explained at the October 15th City Council meeting.

Note: This New Pumper/Engine will be delivered in February 2025.

Due to the high demand, engines on the stock list are purchased quickly. This is the recommended direction for staying on track with our Fire Apparatus Replacement Plan. A well-structured Plan guarantees safety, efficiency, cost-effectiveness, and sustained operational readiness to serve our community.

STAFF RECOMMENDATION:

The funds for this purchase will be the \$500,000 from the FY25 Capital Improvement Program (CIP) (Fire Apparatus Replacement Plan) and the \$774,936 insurance claim, which collectively equal about \$1.2 million. This is sufficient to purchase an engine from Siddons-Martin's available stock list. (BuyBoard)

To clarify, a stock list truck features an engine already in active production, reducing the delivery time to 7-11 months from the standard 24 months.

FINANCIAL IMPACT:

Per the \$1,090,260.00

The funds will come from FY25 TAX NOTE (up to \$500,000) and the Texas Municipal League's (TML) insurance claim \$774,936.

MOTION(S):

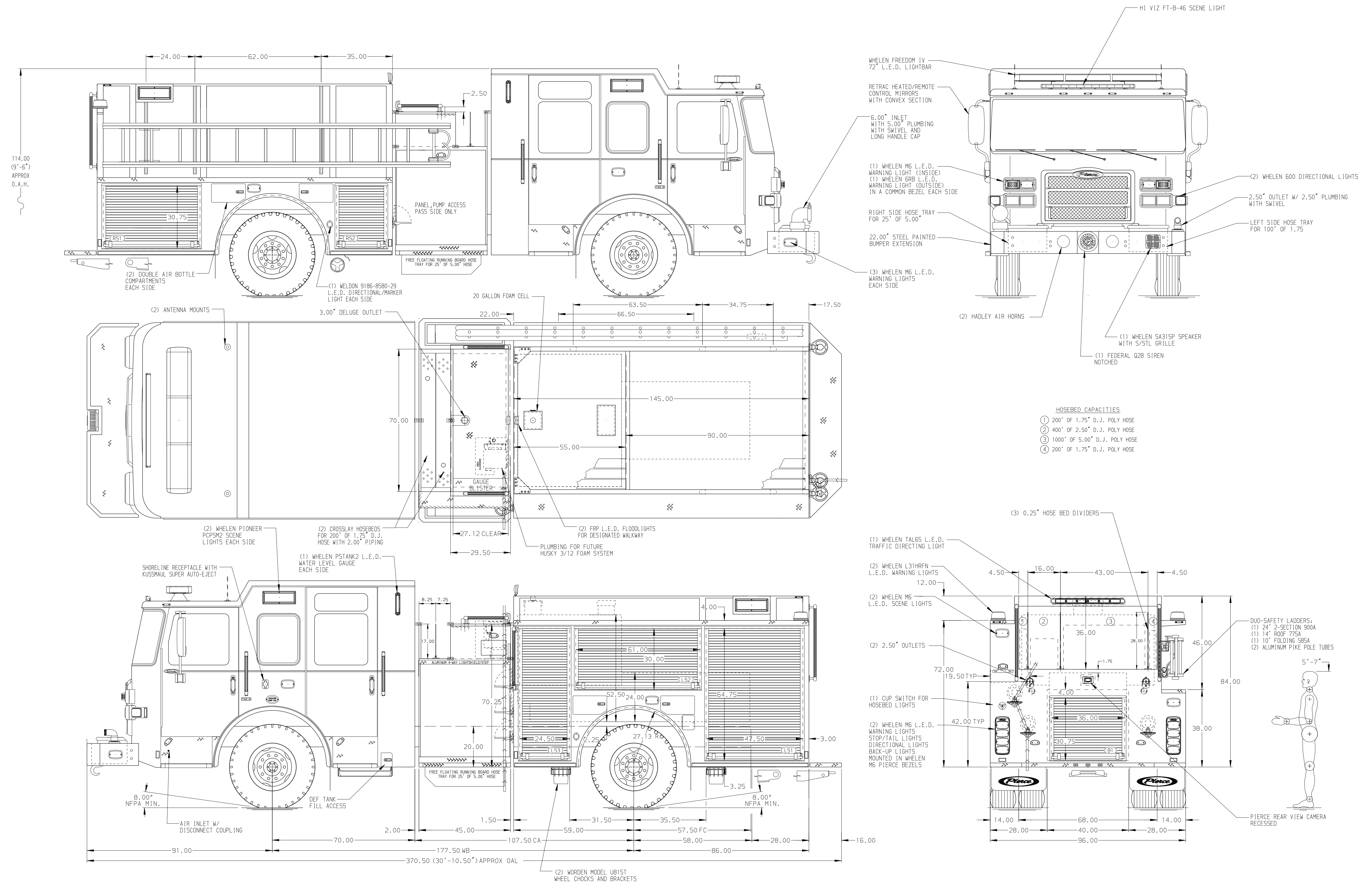
MOTION: I move to authorize the City Manager to complete the purchase order for One (1) Pierce Enforcer Pumper from Siddons-Martin Emergency Group for \$1,090,260.00. (BuyBoard 746-24)

Attachments

[41925 Cibolo 11 12 Enforcer Stock Pumper AD.pdf](#)

[41925 Cibolo 11 12 Enforcer Stock Pumper PPR.pdf](#)

[41925 Cibolo 11 12 Enforcer Stock Pumper Proposal letter.pdf](#)



ALUMINUM BODY

SIDE ROLL AND FRONTAL PROTECTION

NOTE
 DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS AS MAY OCCUR OR BE NECESSARY IN CONSTRUCTION. MINOR DETAILS NOT SHOWN.

				Pierce MANUFACTURING INC.		JOB NO.	41925
						SCALE	DATE
						DRAWN BY	15MAY24
						CHECKED BY	17MAY24
						SHEET SIZE	SHEET NO.
						D	1 OF 1
REV	DATE	BY	CH	ENFORCER	TITLE	1500-D-770P, 750 GAL OF WATER W/ 20 GAL FOAM CELL 145" BODY, LADDER BRACKETS, (2) CROSSLAYS	
					MAKE	PIERCE FIELD UNIT BRADENTON, FLORIDA	
					MODEL	DWC	
					DWG NO.	41925AD	



Option List

10/23/2024

Customer:
Representative: Johnson, Jordan
Organization: Siddons-Martin Emergency Group
Requirements Manager:
Description: Enforcer (FL) 7010, 1500/750,145 High/Low 41925
Body: Pumper, Short, Aluminum, 2nd Gen, Saber
Chassis: Enforcer Chassis (Built in Florida)

Bid Number: 1106
Job Number:
Number of Units:
Bid Date:
Stock Number: 41925
Price Level: 50 (Current: 50)
Lane:

Line	Option	Type	Option Description	Qty
1	0074080		Build-to-Order, Pierce Florida Product - 2nd Gen Pumper	1
2	0010012		No Boiler Plates requested	1
3	0661794		Single Source Compliance	1
4	0584455		Manufacture Location, Bradenton, Florida	1
5	0584453		RFP Location: Bradenton, Florida	1
6	0588609		Vehicle Destination, US	1
7	0629866	SP	Comparison Report Required - PMFD Fill in Blank - 41703	1
8	0610784		Comply NFPA 1901 Changes Effective Jan 1, 2016, With Exceptions	1
9	0533347		Pumper/Pumper with Aerial Device Fire Apparatus	1
10	0588611		Vehicle Certification, Pumper	1
11	0568412		Agency, Apparatus Certification, Pumper/Tanker, Third Party, PMFD	1
12	0537375		Unit of Measure, US Gallons	1
13	0030006		Bid Bond Not Requested	1
14	0816569		Performance Bond, Not Requested, PPI Terms	1
15	0000007		Approval Drawing	1
16	0002928		Electrical Diagrams	1
17	0812212	SP	Enforcer Chassis (Built in Florida)	1
18	0000110		Wheelbase Wheelbase - 177.50"	1
19	0000070		GVW Rating GVW rating - 43,500	1
20	0729280		Frame Rails, 13.38 x 3.50 x .375, Enforcer	1
21	0020018		Frame Liner Not Req'd	1
22	0807050		Axle, Front, Oshkosh TAK-4, Non Drive, 19,500 lb, Saber FR, BMP/STK/Maxi ONLY	1
23	0030264		Suspension, Front TAK-4, 19,500 lb, Qtm/AXT/Imp/Vel/Enf/SFR	1
24	0087572		Shock Absorbers, KONI, TAK-4, Qtm/AXT/Imp/Vel/DCF/Enf	1
25	0000322		Oil Seals, Front Axle	1
26	0582936		Tires, Front, Goodyear, G289 WHA, 315/80R22.50, 20 ply	1
27	0019575		Wheels, Front, Alcoa, 22.50" x 9.00", Aluminum, Hub Pilot	1
28	0641555		Axle, Rear, Dana S23-190, 24,000 lb, Saber/Enforcer	1
29	0544253		Top Speed of Vehicle, 68 MPH /109 KPH	1
30	0565379		Suspen, Rear, Single Slipper Spring, 24,000 lb, Saber/Enforcer	1
31	0000485		Oil Seals, Rear Axle	1
32	0782805		Tires, Rear, Goodyear, Armor Max MSD, 12R22.50, LRH, Single	1
33	0039925		Wheels, Rear, Alcoa, 22.50" x 9.00", Aluminum, Hub Pilot, Single, 12R Tire	1
34	0568081		Tire Balancing, Counteract Beads	1
35	0620570		Tire Pressure Monitoring, RealWheels, AirSecure, Valve Cap, Single Axle Qty, Tire Pressure Ind - 6	1
36	0801909		Lug Nut, Covers, Chrome	1
37	0003245		Axle Hub Covers w/center hole, S/S, Front Axle	1
38	0001960		Axle Hub Covers, Rear, S/S, High Hat (Pair)	1
39	0002045		Mud Flap, Front and Rear, Pierce Logo	1
40	0646362		Chocks, Wheel, Worden HWGY- SB, Super Gripper, (Up to 46" Diameter Tires) Qty, Pair - 01	1
41	0646364		Mounting Brackets, Chocks, Worden Safety, Model U815T Location, Wheel chock - one in front and rear of driver side rear axle Qty, Pair - 01	1
42	0010670		ABS Wabco Brake System, Single rear axle	1
43	0030185		Brakes, Knorr/Bendix 17", Disc, Front, TAK-4	1

Line	Option	Type	Option Description	Qty
44	0581433		Brakes, Bendix, Cam, Rear, 16.50 x 7.00"	1
45	0735527		Air Compressor, Brake, Wabco 26.8 CI, Paccar	1
46	0644232		Brake Reservoirs, 4,272 Cubic Inch Minimum Capacity, Saber FR/Enforcer Paint Color, Air Tanks - Black #98	1
47	0568012		Air Dryer, Wabco System Saver 1200, Heater, 2010	1
48	0000790		Brake Lines, Nylon	1
49	0000854		Air Inlet, w/Disconnect Coupling Location, Air Coupling(s) - a) DS Step Well, Forward Qty, Air Coupling (s) - 1	1
50	0811018	SP	Engine, Paccar MX13, 510HP, 1850 lb-ftW/OBD, EPA 2024, SFR/Enforcer, BMP/HDR/STK	1
51	0001244		High Idle w/Electronic Engine, Custom	1
52	0735687		Engine Brake, Fully Integrated, Paccar MX13 Engine Switch, Engine Brake - MX13	1
53	0644227		Clutch, Fan, Air Actuated, Saber FR/Enforcer	1
54	0644573		Air Intake, Water & Ember Screen, Saber FR/Enforcer	1
55	0814375		Exhaust System, Horizontal, Right Side Exhaust, Diffuser - Aluminized Steel (Standard) Exhaust, Material/Finish - Aluminized Steel (Standard) Location, Diffuser Termination - Flush With Rub Rail Tip, Exhaust - Straight Tip (Standard)	1
56	0788765		Radiator, Saber FR/Enforcer	1
57	0001090		Cooling Hoses, Rubber	1
58	0001125		Fuel Tank, 65 Gallon, Left Side Fill	1
59	0001129		Lines, Fuel	1
60	0734655		DEF Tank, 7.3 Gallon, LS Fill, Under Cab, Paccar, Fill Dr, ENF Door, Material & Finish, DEF Tank - Painted Latch, Door, Access - SouthCo C2 chrome raised	1
61	0552793		Not Required, Fuel Priming Pump	1
62	0552712		Not Required, Shutoff Valve, Fuel Line	1
63	0699437		Cooler, Chassis Fuel, Not Req'd.	1
64	0690880		No Selection Required From This Category	1
65	0887546		Trans, Allison 6th Gen, 4000 EVS P, w/Prognostics, Imp/Vel/SFR/Enf	1
66	0625331		Transmission, Shifter, 6-Spd, Push Button, 4000 EVS	1
67	0684459		Transmission Oil Cooler, Modine, External	1
68	0001375		Driveline, Spicer 1810	1
69	0734211		Steering, Sheppard M110 w/Tilt, TAK-4, Paccar Pump, w/Cooler, Paccar	1
70	0802950		Steering Wheel, 4 Spoke w/Wiper Control, Saber FR/Enforcer	1
71	0559647		Pierce Logo on Horn Button	1
72	0037606		Bumper, 22" Extended, Steel, Painted, Saber FR/Enforcer	1
73	0630210		No Selection Required, Cover Selected in Bumper Accessories	1
74	0637797		Tray, (1) Hose Left Side of Bumper, 13" Deep, 10" Below & 3" Above Grating, Bumper extension - Grating, Rubber Capacity, Bumper Tray - 19) 100' of 1.75"	1
75	0633467		Hose Restraint, Bumper Tray, Velcro Straps, Pair Qty, Pair - 01	1
76	0637792		Tray, (1) Hose Right Side of Bumper, 13" Deep, 10" Below & 3" Above Grating, Bumper extension - Grating, Rubber Capacity, Bumper Tray - 28) 25' of 5.00"	1
77	0633453		Hose Restraint, Bumper Tray, Velcro Straps, Pair Qty, Pair - 01	1
78	0614646		No Lift & Tow Package, Imp/Vel, AXT, SFR/Enf	1
79	0002270		Tow Hooks, Chrome	1
80	0558109		Notch, Front For Recessing Of Q2B, Painted Bumper Location - center	1
81	0635245		Trim, Round Alum Extrusion (Hose Bed Style), Top of Hose Tray, Each Location - left and right trays Qty, - 02	2
82	0513811		Scuffplate, Brushed S/S, Top Flange of Painted Bumper	1
83	0648332		Cab, Enforcer, 7010	1
84	0747442		Engine Tunnel, X12, MX13, Spray Insulation, Enforcer	1
85	0633594		Rear Wall, Interior, Adjustable Seating	1

Line	Option	Type	Option Description	Qty
86	0632103		Rear Wall, Exterior, Cab, Saber FR/Enforcer	1
			Material, Exterior Rear Wall - Aluminum Treadplate	
87	0644201		Cab Lift, Elec/Hyd, Saber FR/Enforcer	1
88	0695930		Grille, Bright Finished, Front of Cab, Enforcer	1
89	0002224		Scuffplates, S/S At Cab Door Jambs, 4-Door Cab	1
			Material Trim/Scuffplate - c) S/S, Polished	
90	0647932		Not Required, Trim, S/S Band, Across Cab Face, AXT/Saber/Enforcer	1
91	0087357		Molding, Chrome on Side of Cab	1
92	0521669		Mirrors, Retractable, West Coast Style, Htd/Rmt, w/Htd/Rmt Convex	1
93	0648170		Door, Half-Height, Saber FR/Enforcer 4-Door Cab, Raised Roof	1
			Key Model, Cab Doors - 751	
			Cab, Exterior Door Handle, Finish - 4-Door, Chrome/Black	
94	0655543		Door Panel, Brushed Stainless Steel, Saber/Enforcer 4-Door Cab	1
95	0630636		Controls, Electric Roll-Up Windows, 4dr, 4 Driver Controls, Saber FR/Enforcer	1
96	0638310		Steps, 4-Door Cab, Saber FR/Enforcer	1
			Step Well Material - Aluminum Treadplate	
97	0770194		Handrail, Exterior, Knurled, Alum, 4-Door Cab	1
98	0892638		Lights, Cab & Crw Cab Acs Stps, P25, LED w/Bezel, 6lts	1
			Color, Trim - Chrome Housing	
99	0583698		Fenders, S/S on cab, Extra Wide, Saber/Enf	1
100	0637984		Window, Side of C/C, Fixed, Saber FR/Enforcer	1
101	0012090		Not Required, Windows, Front/Side of raised roof	1
102	0779033		Not Required, Windows Rear of Crew Cab, Saber FR/Enforcer	1
103	0722796		Dash, Poly, Saber FR/Enforcer	1
104	0607217		Mounting Provisions, 3/16" Alum, Full Engine Tunnel, Saber FR/Enforcer	1
			Mounting Provision Spacing - 1.00"	
			Material Finish, Cab Interior - Painted	
105	0750824		Cab Interior, Vinyl Headliner, Saber FR/Enforcer, CARE	1
			Color, Cab Interior Vinyl/Fabric - Endure Vinyl - Silver/Gray	
			Engine Tunnel Cover - Painted	
			Cab Interior Rear Wall Material - Painted Aluminum	
106	0753903		Cab Interior, Paint Color, Saber FR/Enforcer	1
			Color, Cab Interior Paint - i) fire smoke gray	
107	0052100		Floor, Rubber Padded, Cab & Crew Cab, Saber/Enforcer	1
108	0722696		HVAC, Standard-Duty, Enforcer, CARE	1
			HVAC System, Filter Access - Removable Panel	
			Auxiliary Cab Heater - Both	
			HVAC System, Control Loc. - Panel Position #12	
			Plenum Cover Material - Formed Plastic	
109	0639675		Sun Visor, Smoked Lexan, AXT, Imp/Vel, SFR/Enf	1
			Sun Visor Retention - No Retention	
110	0634328		Grab Handles, Driver and Officer Door Posts, Saber FR/Enforcer	1
111	0583938		Lights, Engine Compt, Custom, Auto Sw, WIn 3SC0CDCR, 3" LED, Trim	1
			Qty, - 01	
112	0631830		Fluid Check Access, Saber FR/Enforcer, Arrow XT	1
			Latch, Door, Storage - Lift and Turn Latch, Flush	
113	0583042		Side Roll and Frontal Impact Protection	1
114	0622617		Seating Capacity, 6 Belted Seats	1
115	0636955		Seat, Driver, Pierce PSV, Air Ride, High Back, Safety, PRIMARY, SFR/Enf	1
116	0636942		Seat, Officer, Pierce PSV, Fixed, SCBA, Safety, PRIMARY, SFR/Enf	1
117	0620420		Radio Compartment, Below Non-Air Ride Seat, Saber FR/Enforcer	1
			Latch, Door, Storage - Lift and Turn Latch	
118	0635973		Seat, Rr Fcng C/C, LS Otbrd, Pierce PSV, SCBA, Safety, PRIMARY, SFR/Enf	1
119	0102783		Not Required, Seat, Rr Facing C/C, Center	1
120	0635969		Seat, Rr Fcng C/C, RS Otbrd, Pierce PSV, SCBA, Safety, PRIMARY, SFR/Enf	1
121	0632946		Seat, Fwd Fcng C/C, LS Otbrd, Pierce PSV, SCBA, Foldup, Safety, SECONDARY, SFR/Enf	1
122	0783479		Cabinet, Forward Facing, Center, 38.50 W x 50 H x 28 D, Roll, SFR/Enf	1
			Material Finish, Shelf - Painted - Cab Interior	
			Shelf/Tray, Cabinet - (2) Shelves, Adjustable, 0.75" Up-Turned Lip	
			Door, Cab Interior Cabinet - Rollup, Amdor, Anodized, Locking #751	
			Light, Tall Cabinet - Pierce, Interior, Left Side and Pierce, Interior, Right	
			Side	

Line	Option	Type	Option Description	Qty
122			Louvers, Cabinet - 0-No Louvers	
123	0632873		Seat, Fwd Fcng C/C, RS Otrbd, Pierce PSV, SCBA, Foldup, Safety,SECONDARY,SFR/Enf	1
124	0766467		Upholstery, Seats In Cab, All Vinyl, Seats Inc, CARE	6
			Color, Cab Interior Vinyl/Fabric - Endure Vinyl - Silver/Gray	
			Qty, - 06	
125	0543991		Bracket, Air Bottle, Hands-Free II, Cab Seats	5
			Qty, - 05	
126	0603866		Seat Belt, Dual Retractor, ReadyReach, Saber FR/Enforcer	1
			Seat Belt Color - Red	
127	0602464		Helmet Storage, Provided by Fire Department, NFPA 2016	1
128	0647647		Lights, Dome, FRP Dual LED 4 Lts	1
			Color, Dome Lt - Red & White	
			Color, Dome Lt Bzl - Black	
			Control, Dome Lt White - Door Switches and Lens Switch	
			Control, Dome Lt Color - Lens Switch	
129	0602637		Portable Hand Light, Provided by Fire Dept, Pumper NFPA 2016 Classification	1
130	0644187		Cab Instruments, Black Gauges, Black Bezels, Saber FR/Enforcer	1
			Emergency Switching - Individual Switches	
131	0002544		Air Restriction Indicator - Pierce Chassis	1
132	0543751		Light, Do Not Move Apparatus	1
			Alarm, Do Not Move Truck - Pulsing Alarm	
133	0637359		Not Required, Door Open Indicator w/Do Not Move Truck Light, Enf/Saber FR	1
134	0632738		Switching, Cab Instrument Lower Console & Overhead, Rocker, Enforcer	1
135	0802946		Wiper Control, 2-Speed w/Intermittent, Steering Wheel, Left Pod, SFR/Enf	1
136	0548006		Wiring, Spare, 15 A 12V DC 2nd	1
			Qty, - 01	
			12vdc power from - Battery direct	
			Wire termination - 10-Place Bus Bar w/Cover	
			Location - upper center rear wall of EMS cabinet	
137	0548004		Wiring, Spare, 15 A 12V DC, NFPA 2016 1st	1
			Qty, - 01	
			12vdc power from - Battery direct	
			Wire termination - 15 amp power point plug	
			Location, Spare Wiring - panel position 14	
138	0797189		Wiring, Spare, 4.8 A 12V DC, USB Termination Blue Sea 1045 1st	1
			Qty, - 01	
			12vdc power from - Battery direct	
			Location - panel position 14	
139	0787001		Wiring, Spare, 4.8 A 12V DC, USB Termination Blue Sea 1045 2nd	1
			Qty, - 01	
			12vdc power from - Battery direct	
			Location - on rear of engine tunnel, between rear facing jump seats.	
140	0548009		Wiring, Spare, 20 A 12V DC 1st	1
			Qty, - 01	
			12vdc power from - Battery direct	
			Wire termination - 10-Place Bus Bar w/Cover	
			Location, Spare Wiring - Behind Officer Seat	
141	0763646		Vehicle Information Center, LCD On Gauge Cluster Only, Sab/Enf	1
			System Of Measurement - US Customary	
142	0816633		Collision Mitigation, HAAS Alert (R2V), HA7	1
			Subscription, HAAS R2V - R2V - 5 Year Data Plan Subscription	
143	0610240		Vehicle Data Recorder w/Seat Belt Monitor	1
144	0696439		Antenna Mount, Custom Chassis, Cable Routed to Instrument Panel Area	2
			Qty, - 02	
			Location, Antenna Mount - Left And Right Side	
145	0808099		Camera, Pierce, 7" HD, R, Camera, AHD	1
			Color - 4) white	
			Location, Camera Monitor - Driver Side Dash	
146	0814831		Not Required, Camera Switcher	1
147	0523921		Recess, Rear Vision Camera	1
			Location, Camera, Recessed - Center Rear	
148	0624241		Electrical Power/Signal Protection & Control, Enforcer	1
149	0624256		Electrical System, Enforcer Hard Wired	1

Line	Option	Type	Option Description	Qty
150	0079166		Batteries, (4) Stryten/Exide Grp 31, 950 CCA ea, Threaded Stud	1
151	0008621		Battery System, Single Start, All Custom Chassis	1
152	0002698		Battery Compartment, Saber/Enforcer	1
153	0812383		Charger, Sngl Sys, Kussmaul, Chief 091-266-12-40, 40 Amp	1
154	0814869		Location, Cab, Charger, Behind Driver Seat	1
155	0811943		Panel, Remote Control, Kussmaul, Chief 091-266-RCP	1
156	0814872		Location, Cab, Ind/Remote, Display Through Window Behind Driver Seat	1
157	0016857		Shoreline, 20A 120V, Kussmaul Auto Eject, 091-55-20-120, Super Qty, - 01 Color, Kussmaul Cover - b) red Shoreline Connection - Battery Charger	1
158	0026800		Shoreline Location Location, Shoreline(s) - DS Cab Side	1
159	0647729		Alternator, 320 amp, Delco Remy 40SI	1
160	0644176		Load Manager, Integrated In Electrical System, Saber FR/Enforcer	1
161	0783157		Headlights, Rect LED, JW Spkr Evo 2, Heat, AXT/DCF/Enf/Imp/Sab/Vel Color, Headlight Bez - Chrome Bezel	1
162	0625953		Light, Directional, WIn 600 Cmb, Cab Crn, Wrp Bzl Out HD Lts, Enf/Sab Color, Lens, LED's - m)match LED's	1
163	0620054		Light, Directional/Marker, Intermediate, Weldon 9186-8580-29 LED 2lts	1
164	0735474		Lights, Clearance/Marker/ID, Front, P25 LED 7 Lts, Saber FR/Enforcer Light Guard - No Guards	1
165	0625210		Lights, Directional, Cab Front Side, Truck-Lite 19036Y LED, AXT/Enf	1
166	0627282		Lights, Clearance/Marker/ID, Rear, FRP LED Bar & P25 LED 4Lts	1
167	0804514		Lights, Tail, WIn M62BTT* Red Stop/Tail & M62T* Amber Dir Arw For Hsg Color, Lens, LED's - Match Flash Pattern, Directional Lts - Steady On (Arrow)	1
168	0806466		Lights, Backup, WIn M62BU, LED, For Tail Lt Housing	1
169	0889577		Bracket, License Plate & Light, P25 LED, Stainless Brkt Color, Trim - Chrome Housing	1
170	0556842		Bezels, WIn, (2) M6 Chrome Pierce, For mtg (4) WIn M6 lights	1
171	0589905		Alarm, Back-up Warning, PRECO 1040	1
172	0769420		Lights, Perimeter Cab, Amdor AY-LB-12HW020 LED 4Dr	1
173	0769572		Lights, Perimeter Pump House, Amdor AY-LB-12HW020 LED 2lts	1
174	0770056		Lights, Perimeter Body, Amdor AY-LB-12HW020 LED 2lts, Rear Step Control, Perimeter Lts - Parking Brake Applied	1
175	0556360		Lights, Step, P25 LED 4lts, Pump Pnl Sw	1
176	0735836		Light, Roof Mt, HiViz, FT-B-46-*-* , Cnt Feature Control, Scene Lts - Cab Sw Panel DS and Cab Sw Panel PS Color, Lt Housing HiViz - Black Scene Light Optics - Flood/Spot	1
177	0768059		Lights, WIn, PCPSM2* Pioneer, 12 VDC, 2nd Location - behind passenger door, above side crew cab window Qty, - 01 Color, WIn Lt Housing - Chrome Cover Control, Scene Lts - Cab Sw Panel DS and Pump Panel Sw LS	1
178	0768061		Lights, WIn, PCPSM2* Pioneer, 12 VDC, 1st Location - behind driver door, above side crew cab window Qty, - 01 Color, WIn Lt Housing - Chrome Cover Control, Scene Lts - Cab Sw Panel DS and Pump Panel Sw LS	1
179	0763608		Lights, WIn, PCPSM2*, Pioneer, 12 VDC, 2nd Location - passenger side upper rear body side sheet Qty, - 01 Color, WIn Lt Housing - Chrome Cover Control, Scene Lts - PS Scene Lts	1
180	0774296		Housing, Recessed Light, Horizontal Mt Location - rear body scene lights, one each side of truck. Qty, - 02 Material, Bracket - Painted Aluminum	2
181	0763610		Lights, WIn, PCPSM2*, Pioneer, 12 VDC, 1st Location - driver side upper rear body side sheet Qty, - 01	1

Line	Option	Type	Option Description	Qty
181			Color, WIn Lt Housing - Chrome Cover	
			Control, Scene Lts - DS Scene Lts	
182	0532358		Not Required, Deck Lights, Other Hose Bed & Rear Lighting	1
183	0645877		Lights, Hose Bed, Sides, Dual LED Light Strips	1
			Control, Hose Bed Lts - Cup Switch At Rear	
184	0645677		Lights, Not Required, Rear Work, Alt. 12 Volt Lights At Rear Body	1
185	0645687		Lights, Rear Scene, WIn, M6ZC LED, 1st	2
			Qty, - 02	
			Control, Rear Scene Lts - Cab Switch Panel DS and Pump Panel DS	
			Location, Scene Lights - DS Rear Body Bulkhead, High, 1lt and PS Rear	
			Body Bulkhead, Mid, 1lt	
186	0709438		Lights, Walk Surf, FRP Flood, LED	1
187	0802865		Pumper, Short, Aluminum, 2nd Gen, Saber	1
188	0632361		No Additional Florida Discount - w/Saber FR Chassis	1
189	0554271		Body Skirt Height, 20"	1
190	0637084		Tank, Water, 750 Gallon, Poly, Short, New York Style	1
191	0003405		Overflow, 4.00" Water Tank, Poly	1
192	0028104		Foam Cell Required	1
193	0795117		Modified Poly Tank, Raised Tee, Both Sides	1
194	0635329		Modified Poly Tank & Cradle, Ext'd To Rear, Pumper	1
195	0553725		Restraint, Water Tank, Heavy Duty, Special Type Tank, 4x4, or Export	1
196	0003429		Not Required, Direct Tank Fill	1
197	0003424		Not Required, Dump Valve	1
198	0048710		Not Required, Jet Assist	1
199	0030007		Not Required, Dump Valve Chute	1
200	0514778		Not Required, Switch, Tank Dump Master	1
201	0709973		Hose Bed, Aluminum, Pumper, New York Style, Saber/Commercial	1
			Material Trim/Scuffplate - b) S/S, Brushed	
			Finish, Inside of Hose Bed - Painted	
			Finish, Inside of Cargo Area - Painted	
202	0723549		Painted Hose Bed	1
			Paint Color, Hose Bed Interior - Match Lower Body	
203	0003481		Hose Bed Capacity, Special	1
			Capacity, Hosebed - 200' of 1.75 / 400' of 2.50 / 1000' of 5.00" / 200' of 1.75"	
204	0083488		Divider, Hose Bed, .25" Unpainted	3
			Qty, Hosebed Dividers - 3	
205	0589278		Hose Restraint, Hose Bed, Velcro Strap on Top, 2" Heavy Nylon Web at Rear	1
			Type of fastener - seat belt buckle	
			Nylon Web Color - Black	
			Type of fastener, Rear - seat belt buckle - bottom of hosebed	
206	0695399		Running Boards, 14.75" Deep, Front and Rear 45 Degree Corners	1
207	0681766		Tailboard, 16" Deep, Full Width, Extended Substructure, Angled Corners	1
208	0690027		Wall, Rear, Smooth Aluminum/Body Material, Flush Rear Wall	1
209	0889214		Tow Eyes, w/Tow Bar, 2G Pumper	1
210	0590926		Hose Restraint, Running Board, Velcro Straps	2
			Location, Hose Tray, Running Board - a) both sides	
			Qty, Tray, Hose - 2	
211	0815707		Tray, Hose, Running Board, Free Floating, Special Capacity, Tapered	2
			Location, Hose Tray, Running Board - a) both sides	
			Qty, Tray, Hose - 2	
			Capacity, Hose Tray - 25' of 5.00"	
			Tapered Corners - Front	
212	0895820		Construction, Compt, Alum, 2G Pumper	1
213	0590517		LS 145" Short, Rollup, Full Height Front & Rear, FDLER	1
214	0781245		RS 145" Short, Rollup, Low, FDLER	1
215	0594005		Doors, Rollup, Amdor, Side Compartments	5
			Qty, Door Accessory - 05	
			Color, Roll-up Door - AMDOR Painted to Match Lower Body	
			Latch, Roll-up Door - Non-Locking Liftbar	
216	0098470		Compt, Flush Rear, Rollup, 30.75" FF, 25.88" D	1
217	0594003		Door, Amdor, Rollup, Rear Compartment	1
			Color, Roll-up Door - AMDOR Satin Aluminum	

Line	Option	Type	Option Description	Qty
217			Latch, Roll-up Door - Non-Locking Liftbar	
218	0554995		No Body Modification Required	1
219	0625184		Guard, Drip Pan, S/S, Rollup Door, Pumper	6
			Qty, Door Accessory - 06	
220	0768509		Location, Door Guard/Drip Pan - LS1, LS2, LS3, RS1, RS2 and B1 Lights, Compt, Amdor AY-LB-12HW0** LED, Dual Lt Strip	6
			Qty, - 06	
221	0687146		Shelf Tracks, Painted	6
			Qty, Shelf Track - 06	
222	0600350		Location, Shelf Track - LS1, LS2, LS3, RS1, RS2 and B1 Shelves, Adj, 500 lb Capacity, Full Width/Depth, Predefined Locations	6
			Qty, Shelf - 06	
			Material Finish, Shelf - Painted - Spatter Gray	
223	0647091		Location, Shelves/Trays, Predefined - LS1-Transition Point, RS1-Centered, RS2-Centered, LS2-Centered, B1-Centered and LS3-Transition Point Tray, Floor Mounted, Slide-Out, 500lb, 2.00" Sides	2
			Qty, - 02	
			Location, Tray Slide-Out, Floor Mounted - RS1 and LS1	
224	0755527		Material Finish, Tray - Painted - Spatter Gray Pegboard, Back Wall Mounted, 3/16" Alum, Standard Depth Upper	1
			Qty, Comp. Accessory - 01	
			Hole Diameter, Pegboard/Toolboard - .281" diameter	
			Finish, Pegboard/Toolboard - Painted - Spatter Gray	
			Location, Compartment, Predefined - LS3	
225	0004016		Rub Rail, Aluminum Extruded, Side of Body	1
226	0784811		Fender Crowns, Rear, Stainless, w/Removable Liner	1
			Material Finish, Fender Liner - Painted Aluminum Lower Body	
227	0519849		Not Required, Hose, Hard Suction	1
228	0626229		Handrails, Side Pump Panels, Per Print	1
229	0004126		Handrails, Beavertail, Standard	1
230	0082756		Handrail, Rear, Below Hose Bed	1
231	0657651		Compt, Air Bottle, Double, Fender Panel	4
			Qty, Air Bottle Comp - 4	
			Door Finish, Fender Compt - Painted	
			Location, Fender Compt - Double - LS Fwd, Double - LS Rear, Double - RS Fwd and Double - RS Rear	
			Latch, Air Bottle Compt - Southco C2 Chrome Raised	
			Insert, Air Bottle Compt - Rubber Matting	
232	0004225		Ladder, 24' Duo-Safety 900A 2-Section	1
233	0004230		Ladder, 14' Duo-Safety 775A Roof	1
234	0004300		Brackets, Adjustable, RS	1
235	0014245		Ladder, 10' Duo-Safety Folding 585A, w/Mounting	1
			Location, Folding Ladder - Ladder Compartment	
236	0761352		Trough, Folding Ladder, Behind Ladders on Ladder Brackets	1
237	0602877		Pike Pole, Pumper, Provided by Fire Department, NFPA 2016	1
			Pike Pole Make/Model - Duo-Safety 10' Pike Pole	
238	0760185		Tube, Pike Pole 8' or Longer, Behind Ladder Brackets	1
			Qty, Pike Poles - 1	
			Location, Left Side, Right Side - Right Side	
			Material/Finish, Tube, Pike Pole - Painted Aluminum	
			Width, Notch, Pike Pole Tube - 1.38", NY Notch	
239	0602875		Pike Pole, 6', Pumper, Provided by Fire Department, NFPA 2016	1
			Pike Pole Make/Model - Duo-Safety 6' Pike Pole	
240	0760234		Tube, Pike Pole 6', Behind Ladder Brackets	1
			Qty, Pike Poles - 1	
			Location, Left Side, Right Side - Right Side	
			Material/Finish, Tube, Pike Pole - Painted Aluminum	
			Width, Notch, Pike Pole Tube - 1.38", NY Notch	
241	0785102		Steps, Folding, Front of Body, Cargo Bed Access, w/LED, Trident	1
			Coating, Step - black	
			Location, Steps - Full Height Left Side w/LED Light	
242	0592994		Steps, Folding, Rear of Body, w/LED, Trident	1
			Coating, Step - black	

Line	Option	Type	Option Description	Qty
243	0724153		Step, Folding - Extra, Body Only, w/LED, Trident Qty, Folding Step - 01 Location, Additional Step - passenger side front body bulkhead Coating, Step - black	1
244	0007545		Pump House, Side Control, 45", Control Zone	1
245	0035501		Pump House Structure, Std Height	1
246	0004425		Pump, Waterous, CSU, 1500 GPM, Single Stage	1
247	0004481		Seal, Grafoil, Waterous	1
248	0816447		Trans, Pump, Waterous C22 Series	1
249	0635600		Pumping Mode, Stationary Only	1
250	0605126		Pump Shift, Air Mnl Override, Split Shaft, Interlocked, Waterous	1
251	0003148		Transmission Lock-up, EVS	1
252	0004547		Auxiliary Cooling System	1
253	0014486		Not Required, Transfer Valve, Single Stage Pump	1
254	0746501		Valve, Relief Intake, Elkhart Qty - 1 Pressure Setting - 125 psig Intake Relief Valve Control - Behind Right Side Pump Panel	1
255	0794959		Controller, Pressure, Pierce, Pump Boss, PBA300	1
256	0072153		Primer, Trident, Air Prime, Air Operated	1
257	0780364		Manuals, Pump, (2) Total, Electronic Copies	1
258	0602512		Plumbing, Stainless Steel and Hose, Single Stage Pump, Control Zone	1
259	0795135		Plumbing, Stainless Steel, w/Foam System	1
260	0004645		Inlets, 6.00" - 1250 GPM or Larger Pump	1
261	0014650		Pump Suction Tube(s), Short, All	1
262	0004646		Cap, Main Pump Inlet, Long Handle, NST, VLH	1
263	0084610		Valves, Akron 8000 series- All	1
264	0016158		Valve, Inlet(s) Recessed, Side Cntrl, "Control Zone" Qty, Inlets - 1	1
265	0004700		Control, Inlet, at Valve	1
266	0004660		Inlet (1), Left Side, 2.50"	1
267	0004680		Inlet, Right Side, 2.50"	1
268	0897257		Inlet, 4" to 6" Front, 5" Plumbing, w/Bleeder Valve, Top of Bumper Inlet, Size - Six Drain, Suction - T Swing Handle Inlet, Front, Valve - Jamesbury 5.00" Inlet, Front, Plumbing - Black Iron Pipe	1
269	0014823		Control, Front Inlet, Electric, w/Indicator Lights	1
270	0755136		Valve, Relief Intake, Front Inlet, Elkhart Pressure Setting - 125 psig	1
271	0732444		Swivel, Front Inlet, 4.00" to 6.00", w/Drain Inlet, Size - 6.00" inlet Inlet Bleeder - Quarter-Turn Style Bleeder Finish, Front Inlet Elbow/Adapter - Chrome	1
272	0004788		Cap, Front Inlet, Long Handle, VLH	1
273	0092569		No Rear Inlet (Large Dia) Requested	1
274	0064116		No Rear Inlet Actuation Required	1
275	0092696		Not Required, Cap, Rear Inlet	1
276	0009648		No Rear Intake Relief Valve Required on Rear Inlet	1
277	0092568		No Rear Auxiliary Inlet Requested	1
278	0723049		Valve, .75" Bleeder, Aux. Side Inlet, "T" Swing Handle	1
279	0029043		Tank to Pump, (1) 3.00" Valve, 3.00" Plumbing	1
280	0004905		Outlet, Tank Fill, 1.50"	1
281	0062133		Control, Outlets, Manual, Pierce HW if applicable	1
282	0004940		Outlet, Left Side, 2.50" Qty, Discharges - 02	2
283	0005091		Elbow, Left Side Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1
284	0092570		Not Required, Outlets, Left Side Additional	1
285	0035094		Not Required, Elbow, Left Side Outlets, Additional	1
286	0004945		Outlet, Right Side, 2.50" Qty, Discharges - 01	1
287	0025091		Elbow, Right Side Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1

Line	Option	Type	Option Description	Qty
288	0092571		Not Required, Outlets, Right Side Additional	1
289	0089584		Not Required, Elbow, Right Side Outlets, Additional	1
290	0005047		Outlet, 4" w/4" Right, Handwheel	1
			Valve, Brand - Akron	
291	0005097		Elbow, Large Dia Outlet, 30 Deg, 4.00" FNST x 5.00" Storz	1
			Qty, - 01	
292	0648906		Outlet, Front, 2.50" w/2.50" Plumbing	1
			Fitting, Outlet - 2.50" NST with 90 degree swivel	
			Drain, Front Outlet - Automatic	
			Location, Front, Single - top of left bumper	
293	0004995		Outlet, Rear, 2.50"	2
			Qty, Discharges - 02	
			Location, Outlet - c) one (1) each side	
294	0045091		Elbow, Rear Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1
295	0092574		Not Required, Outlet, Rear, Additional	1
296	0085695		Not Required, Elbow, Rear Outlets, Large, Additional	1
297	0092573		Not Required, Outlet, Hose Bed/Running Board Tray	1
298	0752097		Caps/Plugs for 1.00" to 3.00" Discharges/Inlets, Chain	1
299	0723042		Valve, 0.75" Bleeder, Discharges, "T" Swing Handle	1
300	0005065		Outlet, 3.00" Deluge Riser	1
301	0770359		No Monitor Requested, Customer/Dealer Furnished and Installed	1
			Fill in Blank - no monitor required or requested	
302	0029304		No Nozzle Req'd	1
303	0005070		Deluge Mount, NPT	1
304	0723726		Speedlay Module Not Required	1
305	0722432		Hose Restraint Not Required, No Speedlay Module	1
306	0723395		Speedlays, Not Required	1
307	0723394		Speedlays, Not Required	1
308	0029167		Crosslays Sngl Sheet Unpainted, (2+) 1.50", Std. Cap	2
			Qty, Crosslays - 2	
309	0029196		Not Required, 2.50" Crosslay	1
310	0623374		Hose Restraint, Crosslays, 2" Nylon Web, Seat Belt Buckle, Tether, Bar, Sides	2
			Qty, - 02	
			Color, Strap - Orange	
311	0029260		Not Required, Speedlays	1
312	0750536		Hose Restr, Spdly, Not Required, No Spdly	1
313	0590891		Hose Restraint, Crosslay/Deadlay, Velcro Straps, Top	2
			Qty, - 02	
314	0739010		Plumbing for Future Foam Sys, Husky 3/12 Single Agent	1
			Fill in Blank - 2-Crosslays	
			1- Front outlet	
			1- DS Rear Outlet	
			1- PS Rear Outlet	
315	0012126		Not Required, CAF Compressor	1
316	0552517		Not Required, Refill, Foam Tank	1
317	0031896		Demonstration, Foam System, Dealer Provided	1
318	0005446		Foam Cell, 20 Gallon, Not Reduce Water	1
			Type of Foam - Class "A"	
319	0091036		Drain, 1.00" Foam Tank #1	1
320	0091079		Not Required, Foam Tank #2	1
321	0091112		Not Required, Foam Tank #2 Drain	1
322	0738072		Approval Dwg, Pump Panel(s), Not Required	1
323	0032479		Pump Panel Configuration, Control Zone	1
324	0629252		Material, Pump Panels, Side Control Black Vinyl	1
			Material Finish, Pump Panel, Side Control - Black Vinyl	
			Material, Pump Panel, Side Control - Aluminum	
325	0721765		Panel, Pump Access - Right Side Only, Side Control	1
			Latch, Pump Panel Access, Side Mount - Swell Latch, Black	
326	0583824		Light, Pump Compt, W/In 3SC0CDCR LED White	1
			Qty, - 01	
327	0586382		Gauges, Engine, Included With Pressure Controller	1
328	0005601		Throttle, Engine, Incl'd w/Press Controller	1

Line	Option	Type	Option Description	Qty
329	0739224		Indicator Light @ Pump Panel, Throttle Ready, Incl w/Pressure Gov/Throttle,Green	1
330	0549333		Indicators, Engine, Included with Pressure Controller	1
331	0745568		Indicator Light, Pump Panel, Ok To Pump, Green	1
332	0556652		Control, Air Horn At Pmp Pnl, Red Button & Guard	1
			Location - driver side pump panel	
			Qty, - 01	
333	0511078		Gauges, 4.00" Master, Class 1, 30"-0-600psi	1
334	0511100		Gauge, 2.00" Pressure, Class 1, 30"-0-400psi	1
335	0757359		Gauge, Water Level, Class 1, Pierce Std, Remote Module Driver	1
			Activation, Water Level G - Ignition & Park Brake	
336	0760619		Water Level Gauge, WIn PSTANK2, LED 1-Light, 4-Level, PMFD	2
			Qty, - 02	
			Activation, Water Level G - Pump in gear or parking brake applied	
			Location, Water Level Gauge, Multi-Select - Each Side Custom Cab	
			Color, Trim - Chrome Trim	
337	0659235		Provision for Gauge, Foam Level, (1) Tank, Class 1, Future Foam Sys, Stock Unit	1
338	0682503		Light Shield/Step 8", LED, P25 LED Stp Lt	1
339	0606694		Air Horns, (2) Hadley, 6" Round, eTone, In Bumper	1
340	0606833		Location, Air Horns, Bumper, Each Side, Inside Frame (Pos #3 & #5)	1
341	0757092		Control, Air Horn, Multi Select	1
342	0757077		Control, Air Horn, Lanyard, LS	1
			Lanyard - Vinyl Covered .12" cable	
343	0757076		Control, Air Horn, Lanyard, RS	1
			Lanyard - Vinyl Covered .12" cable	
344	0533071		Siren, WIn 295SLSC1, 100 or 200 Watt, w/Plug-in/Detachable Microphone Cord	1
345	0510206		Location, Elect Siren, Recessed Overhead In Console	1
			Location, Elec Siren - Overhead, Above Eng Tunnel DS	
346	0076156		Control, Elec Siren, Head Only	1
347	0601306		Speaker, (1) WIn, SA315P, w/Pierce Polished Stainless Steel Grille, 100 watt	1
			Connection, Speaker - siren head	
348	0601555		Location, Speaker, Frt Bumper, Recessed, Left Side, Outside Frame,Outbrd (Pos 7)	1
349	0895310		Siren, Federal Q2B	1
			Finish, Q2B Siren - Chrome	
350	0006097		Location of Siren, Recessed in Bumper	1
			Location, Siren, Mech - c) center	
351	0748305		Control, Mech Siren, Multi Select	1
352	0748281		Control Mech Siren, Ft Sw RS	1
353	0748282		Control, Mech Siren, Ft Sw LS	1
354	0736165		Sw, Siren Brake, Momentary, RS Overhead Sw Pnl	1
355	0736164		Sw, Siren Brake, Momentary, LS Overhead Sw Pnl	1
356	0734625		Control, Warning Lt Intensity, WIn, Photocell, Prk Brk	1
357	0897938		Lightbar, WIn, Freedom IV-Q, 72", RRRRWR____RWRRRR, Lw Int	1
			Filter, Whl Freedom Ltbrs - No Filters	
358	0016380		No Additional Lights Req'd, Side Zone Upper	1
359	0732380	SP	Lights, Front Zone, WIn 6RB* M6** M6** 6RB* LED, 4lts Q Bezel, Lw Int	1
			Color, Lens, LED's - c)clear	
			Color, Lt DS Frnt Outside - DS Front Outside Red	
			Color, Lt PS Frnt Outside - PS Front Outside Red	
			Color, Lt DS Front Inside - r) DS Front Inside Red	
			Color, Lt PS Front Inside - r) PS Front Inside Red	
360	0653937		Flasher, Headlight Alternating	1
			Headlt flash deactivation - a)w/high beam	
361	0740512		Lights, Side Zone Lower, WIn M6**, M6**, M6**, 6lts, Lw Int	1
			Location, Lights Front Side - b)each side bumper	
			Color, Lens, LED's - Clear	
			Location, Lights Mid Side - Over Front Wheels	
			Location, Lights Rear Side - Over Rear Wheels	
			Color, Trim - Chrome Trim	
			Color, Lt Side Front, DS - Red	
			Color, Lt Side Front, PS - Red	
			Color, Lt Side Mid DS - Red	
			Color, Lt Side Mid PS - Red	
			Color, Lt Side Rear PS - Red	

Line	Option	Type	Option Description	Qty
361			Color, Lt Side Rear DS - Red	
362	0746425		Lights, Rear Zn Lwr, WIn M6*, For Tail Lt Housing, Lw Int	1
			Color, Lens, LED's - Clear	
			Color, Lt DS Rear - r) DS Rear Lt Red	
			Color, Lt PS Rear - r) PS Rear Lt Red	
363	0818229	SP	Light, Rear Zone Up, WIn L31H5FN, Red w/Clear Lenses Beacons DVI High Int	1
364	0006551		Not Required, Lights, Rear Upper Zone Blocking	1
365	0034679		Mtg, Rear Warn Lts, LS Compt Top, RS Low Mt, In-Line	1
366	0791528		Light, Traffic Directing, WIn TAL65, 36.00" Long, TACTL5	1
			Activation, Traffic Dir L - Not Connected	
367	0590662		Location, TDL, Over Hose Bed, Crosstube (Included), Recessed	1
			Material/Finish, Cross Tube - Painted Match Upper	
			Size, Crosstube - 3.00" W x 5.00" H	
368	0530282		Location, Traf Dir Lt Controller, Overhead Switch Panel DS Right End	1
369	0781579		Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Cab	1
			Qty, - 01	
			Location 1 - rear wall of EMS cabinet, upper right corner.	
			AC Power Source - Shoreline	
			Cover, Receptacle - Interior Red Plastic Wall Plates(s)	
370	0779707		Receptacle Strip, 20A 120V 6-Place, Interior Body	1
			Qty, - 01	
			Location 1 - upper back wall centered LS3	
			AC Power Source - Shoreline	
371	0519934		Not Required, Brand, Hydraulic Tool System	1
372	0649753		Not Required, PTO Driven Hydraulic Tool System	1
373	0007150		Bag of Nuts and Bolts	1
			Qty, Bag Nuts and Bolts - 1	
374	0602516		NFPA Required Loose Equipment, Pumper, NFPA 2016, Provided by Fire Department	1
375	0602407		Soft Suction Hose, Provided by Fire Department, Pumper NFPA 2016 Classification	1
376	0027023		No Strainer Required	1
377	0602538		Extinguisher, Dry Chemical, Pumper NFPA 2016 Class, Provided by Fire Department	1
378	0602360		Extinguisher, 2.5 Gal. Pressurized Water, Pumper NFPA 2016, Provided by Fire Dept	1
379	0602679		Axe, Flathead, Pumper NFPA 2016 Classification, Provided by Fire Department	1
380	0602667		Axe, Pickhead, Pumper NFPA 2016 Classification, Provided by Fire Department	1
381	0607712		Paint Process / Environmental Requirements, PMFD	1
382	0601367		Paint, Single Color, Saber PMFD	1
			Paint Color, Saber, PMFD - #90 Red	
383	0646897		Paint Chassis Frame Assy, E-Coat, Standard	1
			Paint Color, Frame Assembly, Predefined - Gloss Black	
384	0693797		No Paint Required, Aluminum Front Wheels	1
385	0693792		No Paint Required, Aluminum Rear Wheels	1
386	0733739		Paint, Axle Hubs	1
			Paint, Axle Hub - Lower Job Color	
387	0007230		Compartment, Painted, Spatter Gray	1
388	0544129		Reflective Band, 1"-6"-1"	1
			Color, Reflect Band - A - a) white	
			Color, Reflect Band - B - l) white	
			Color, Reflect Band - C - w) white	
389	0007356		Reflective across Cab Face	1
390	0536954		Stripe, Chevron, Rear, Diamond Grade, Pumper	1
			Color, Rear Chevron DG - fluorescent yellow green	
391	0017359		Stripe, Black Outline, Vinyl on Reflective Band	3
			Qty, - 03	
392	0593225		Stripe, Reflective, Cab Doors Interior, Diamond Grade	1
			Color, Reflect Band - A - p) fluorescent yellow green diamond grade	
393	0027286		Not Required, Lettering Specs	1
394	0007472		[Lettering not Requested]	1
395	0772003		Manual, Fire Apparatus Parts, USB Flash Drive, Custom	1
			Qty, - 01	
396	0772037		Manual, Chassis Service, USB Flash Drive, Custom	1
			Qty, - 01	

Line	Option	Type	Option Description	Qty
397	0773381		Manual, Chassis Operation, (1) USB Flash Drive, Custom	1
398	0030008		Warranty, Basic, 1 Year, Apparatus, WA0008	1
399	0735523		Warranty, Engine, Paccar MX13, 5 Year, WA0386	1
400	0684953		Warranty, Steering Gear, Sheppard M110, 3 Year WA0201	1
401	0596017		Warranty, Frame, 50 Year, Custom Chassis, WA0013	1
402	0595698		Warranty, Axle, 3 Year, TAK-4, WA0050	1
403	0610485		Warranty, Axle, Eaton/Dana, 5 Year/100,000 Mile, Parts and Labor	1
404	0652758		Warranty, ABS Brake System, 3 Year, Meritor Wabco, WA0232	1
405	0019914		Warranty, Structure, 10 Year, Custom Cab, WA0012	1
406	0595813		Warranty, Paint, 10 Year, Cab, Pro-Rate, WA0055	1
407	0695416		Warranty, Pierce Camera System, WA0188	1
408	0708760		Warranty, Not Applicable, LED Strip Lights	1
409	0046369		Warranty, 5-year EVS Transmission, Standard Custom, WA0187	1
410	0685945		Warranty, Transmission Cooler, WA0216	1
411	0688798		Warranty, Water Tank, Lifetime, UPF, Poly Tank, WA0195	1
412	0596025		Warranty, Structure, 10 Year, Body, WA0009	1
413	0693126		Warranty, AMDOR, Roll-up Door, 10 Year/5 Year Painted, WA0185	1
414	0734463		Warranty, Pump, Waterous, 7 Year Parts, WA0382	1
415	0648675		Warranty, 10 Year S/S Pumbing, WA0035	1
416	0641372		Warranty, Foam System, Not Available	1
417	0595820		Warranty, Paint, 10 Year, Body, Pro-Rate, WA0057	1
418	0593921		Not Required, Warranty, No Lettering	1
419	0683627		Certification, Vehicle Stability, CD0156	1
420	0807819		Certification, Engine Installation, Enf, Paccar MX13, 2024	1
421	0686786		Certification, Power Steering, CD0098	1
422	0892691		Certification, Cab Integrity, Saber FR/Enforcer, CD0189	1
423	0631973		Certification, Cab Door Durability, Saber FR/Enforcer, CD0137	1
424	0631978		Certification, Windshield Wiper Durability, Saber FR/Enforcer, CD0132	1
425	0631974		Certification, Electric Window Durability, Saber FR/Enforcer, CD0133	1
426	0631977		Certification, Seat Belt Anchors and Mounting, Saber FR/Enforcer, CD0134	1
427	0735949		Certification, Cab HVAC System Performance, SFR/Enf, CD0165/CD0167/CD0174/CD0175	1
428	0545073		Amp Draw Report, NFPA Current Edition	1
429	0002758		Amp Draw, NFPA/ULC Radio Allowance	1
430	0799247		Appleton/Florida Stock Unit	1
431	0000017		FLORIDA DIVISION BODY	1
432	0000012		PIERCE CHASSIS	1
433	0735525		PACCAR MX13 ENGINE	1
434	0046396		EVS 4000 Series TRANSMISSION	1
435	0020011		WATEROUS PUMP	1
436	0020009		POLY TANK	1
437	0028048		FOAM SYSTEM	1
438	0020006		SIDE CONTROL	1
439	0020007		AKRON VALVES	1
440	0020014		FRONT SUCTION	1
441	0020015		ABS SYSTEM	1
442	0658751		PUMPER BASE	1

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890



October 31, 2024

Mario Troncoso, Fire Chief
 CIBOLO FIRE DEPARTMENT
 204 W Loop 539
 CIBOLO, TX 78108

Proposal For: (1) One Pierce Enforcer Stock Pumper (41925)

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to Cibolo Fire Department. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB Cibolo Fire Department and training on operation and use of the apparatus.

Description	Amount
Qty. 1 - 1106 - Pierce-Custom Enforcer Pumper, 2nd Gen	
(Unit Price - \$1,095,219.00)	
Delivery within 3-4 months of order date	
QUOTE # - SMEG-0008604-1	Vehicle Price \$1,095,219.00
	Pricing level Discount (\$6,459.00)
	1106 - UNIT TOTAL \$1,088,760.00
	SUB TOTAL \$1,088,760.00
	BuyBoard 746-24 (FIRE) \$1,500.00
	TOTAL \$1,090,260.00

Price guaranteed until 10/31/2024

Additional: This bid is valid for Pierce Manufacturing Stock 41925. Stock apparatus sales are subject to availability of the apparatus upon the receipt of the executed proposal letter and / or purchase order, whichever comes first. Pricing Level Discount requires purchase prior to November 1, 2024.

Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov

Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



Jordan Johnson

I, Mario Troncoso, the authorized representative of CIBOLO FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Mario Troncoso

10/31/2024

Signature & Date



City Council Regular Meeting Staff Report

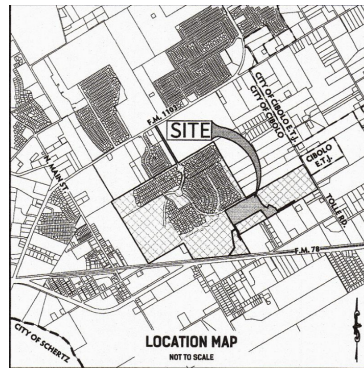
D. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Steele Creek Unit 5 Subdivision. (Mr. Otto)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11D.

From
Chris Otto, City Engineer

ITEM SUMMARY:

Project Name:	Steele Creek Unit 5
Owner/Applicant:	Leslie Ostrander, Continental Homes of Texas
Representative:	<i>Cude Engineers</i>
Contractor:	Cude Engineers
Council District	7
Vested Rights	N/A
Proposed Use:	59 Residential Lots, 3 Open Space
Plat Recordation	07/28/2022
Acres	25 acres



FINDINGS/CURRENT ACTIVITY:

A Final Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer requests Final Acceptance of the following improvements located within Unit 5 of the Steele Creek development.

The following units have been recorded:

Unit	Lots	Recordation Date
1	88 residential lots; 3 open space lots, 1 park lot	04/17/2020
2	93 residential lots; 9 open space lots	01/21/2020
3A	129 residential lots; 3 open space	01/29/2021
3B	103 residential lots; 5 open space	03/28/2022
5	59 residential lots; 3 open space	07/28/2022
8	81 residential lots; 5 open space	07/28/2022
Total lots recorded	582	

ACCEPTANCE OF PUBLIC IMPROVEMENTS - FINAL ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Final Acceptance of Public Improvements. The City's Final Acceptance Criteria in the UDC are as follows.

- I. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 75% of the buildable lots within the development or the unit of the development being presented for final acceptance have

been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City.

City Engineer has walked the site and found the public improvements to be in general conformance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final acceptance inspections to determine that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

City Engineer has verified that all punch list items have been addressed and recommends final acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	Linear Feet (LF) Dedicated	Total Valuation
Water:	2, 582 LF	\$192, 629.81
Sanitary Sewer	4, 077 LF	\$360, 437.82
Drainage	Drain inlets, con. Rip rap, pipe railing and drainage pipe	\$191, 548.98
Street	Streets, curb, sidewalk and signage	\$675, 842.58
Other: N/A		
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		\$1, 420, 459.19

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

IV. In conjunction with the submittal of the Final Acceptance instrument, the applicant shall submit the following:

- Completed Part II Developer Petition for Final Acceptance of Public Improvements
- Executed Warranty Bond
- Copy of recorded Final Plat
- As-Built Plans
- A DVD with AutoCAD and PDF's of all items on the above list.

City Engineer is in receipt of the above items.

CITY ENGINEER RECOMMENDATION: The City Engineer recommends approval to the applicant's request for Final Acceptance.

Attachments

[Petition](#)

[Recorded Plat](#)

[City Engineer Letter](#)

Final Acceptance

PART II

DEVELOPER PETITION FOR FINAL ACCEPTANCE OF PUBLIC IMPROVEMENT(S),

FOR: Steele Creek Unit 5

WHEREAS, the City Council of the City of Cibolo, Texas approved the Preliminary Acceptance of the improvements listed in Part I Petition for:

Steele Creek Unit 5 Subdivision.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT Continental Homes of Texas, L.P. by CHTEX of Texas, Inc. (Owner) respectfully files this, a Petition with the City Council of the City of Cibolo for Final Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water: 2,582 LF of 8" main, services, & fittings; Total Valuation = \$192,629.81
Sanitary Sewer: 4,077 LF 8" main, manholes, & laterals; Total Valuation = \$360,437.82
Drainage: Drain inlets, con. rip rap, pipe railing, & drainage pipe; Total Valuation = \$191,548.98
Street: Streets, curb, sidewalk, & signage; Total Valuation = \$675,842.58
Other: N/A

WHEREAS, the owner has maintained such improvements in good condition for at least one year from date of acceptance by the City Council; and

WHEREAS, the owner has corrected all deficiencies reported by the City of Cibolo,

It is therefore requested that final inspection be made of said improvements, that Final Acceptance be approved by the City Council of the City of Cibolo, and that the Owner be relieved of any further obligation to maintain or cause to maintain such improvements.

5/14/2024

(Date)

By Leshie Oshander
(Owner)

Original - City

Duplicate - Owner

Triplicate - City

Final Acceptance

PART III

FINAL ACCEPTANCE

The above improvements listed in the petition have been inspected as required by current regulations, all required maintenance has been performed, and all noted deficiencies have been corrected. I recommend that the improvements described in the petition be accepted by the City of Cibolo and all maintenance on said improvements be assumed by the City.

Date

City Engineer, City of Cibolo, Texas

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, ON THIS, THE
_____ DAY OF, _____ 20____ AD.

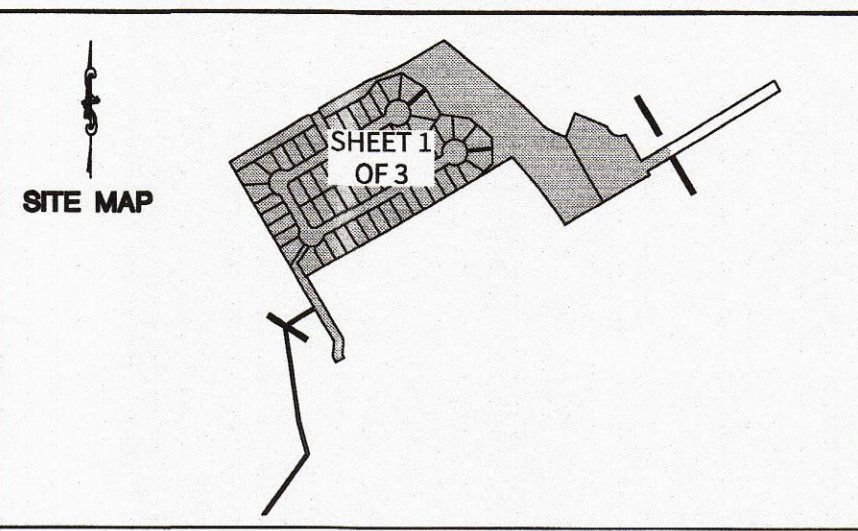
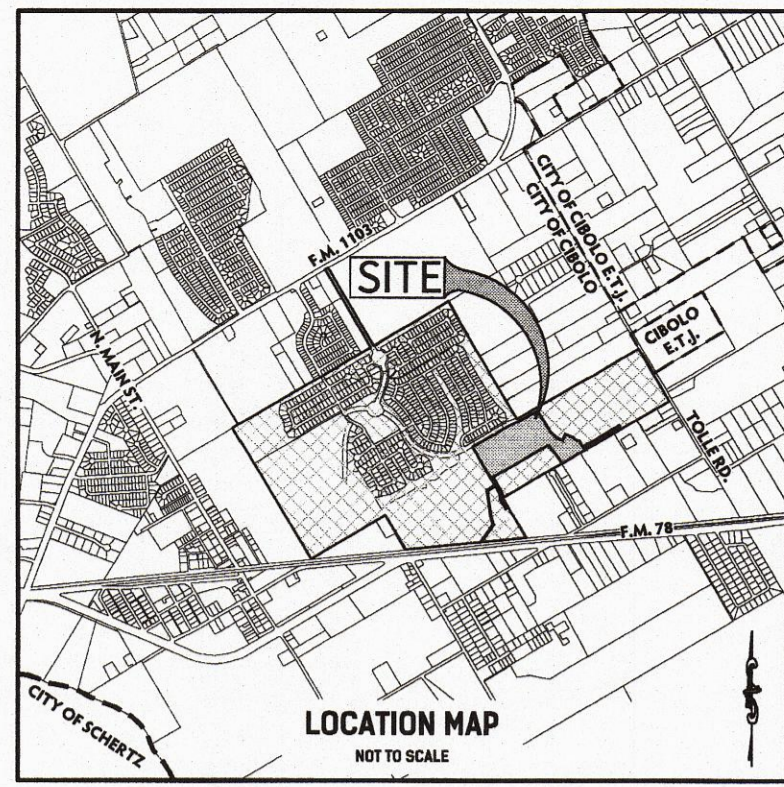
Mayor, City of Cibolo, Texas

City Secretary, City of Cibolo, Texas

Original - City

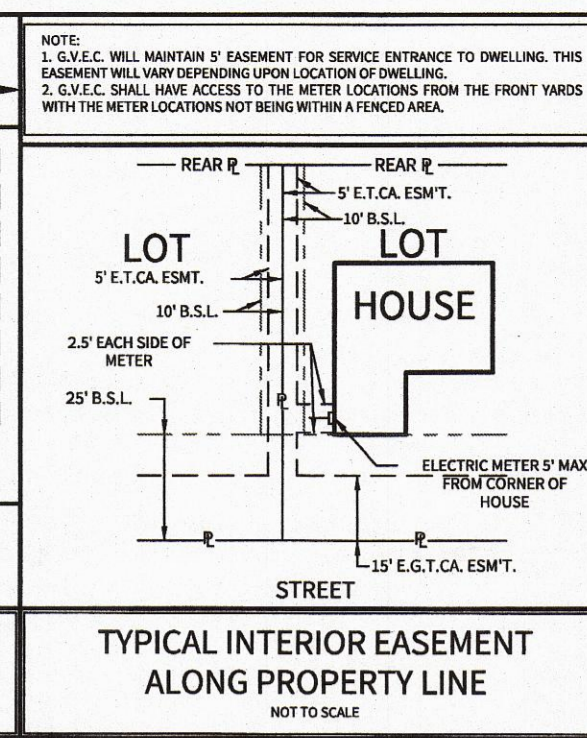
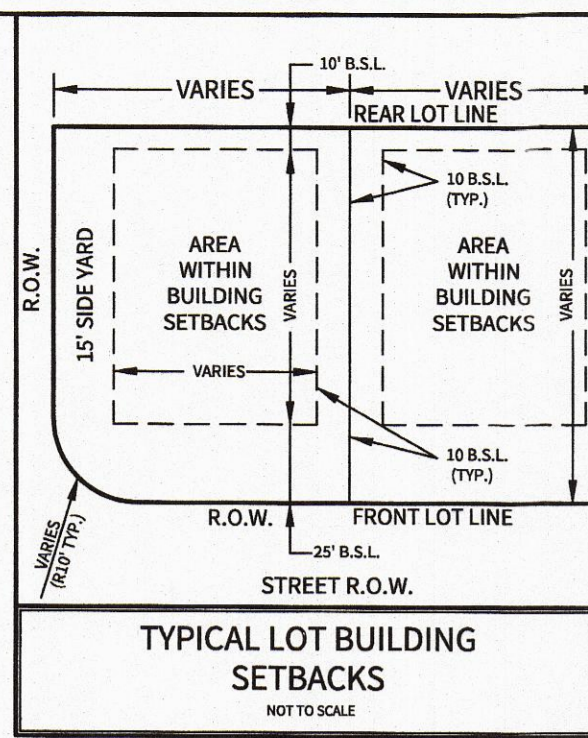
Duplicate - Owner

Triplicate – City



CUDE ENGINEERS
 4122 POND HILL RD. - SUITE 101
 SAN ANTONIO, TEXAS 78231
 TEL 210.681.2951 - FAX 210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPE REGISTERED ENGINEERING
 FIRM #455
 TBPLS #10048500

OWNER/DEVELOPER:
 CONTINENTAL HOMES OF TEXAS, L.P.
 5419 N. LOOP 1604 E.
 SAN ANTONIO, TEXAS 78247
 PHONE: 210-496-2668
 CONTACT PERSON: LESLIE OSTRANDER

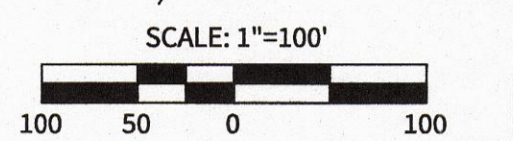
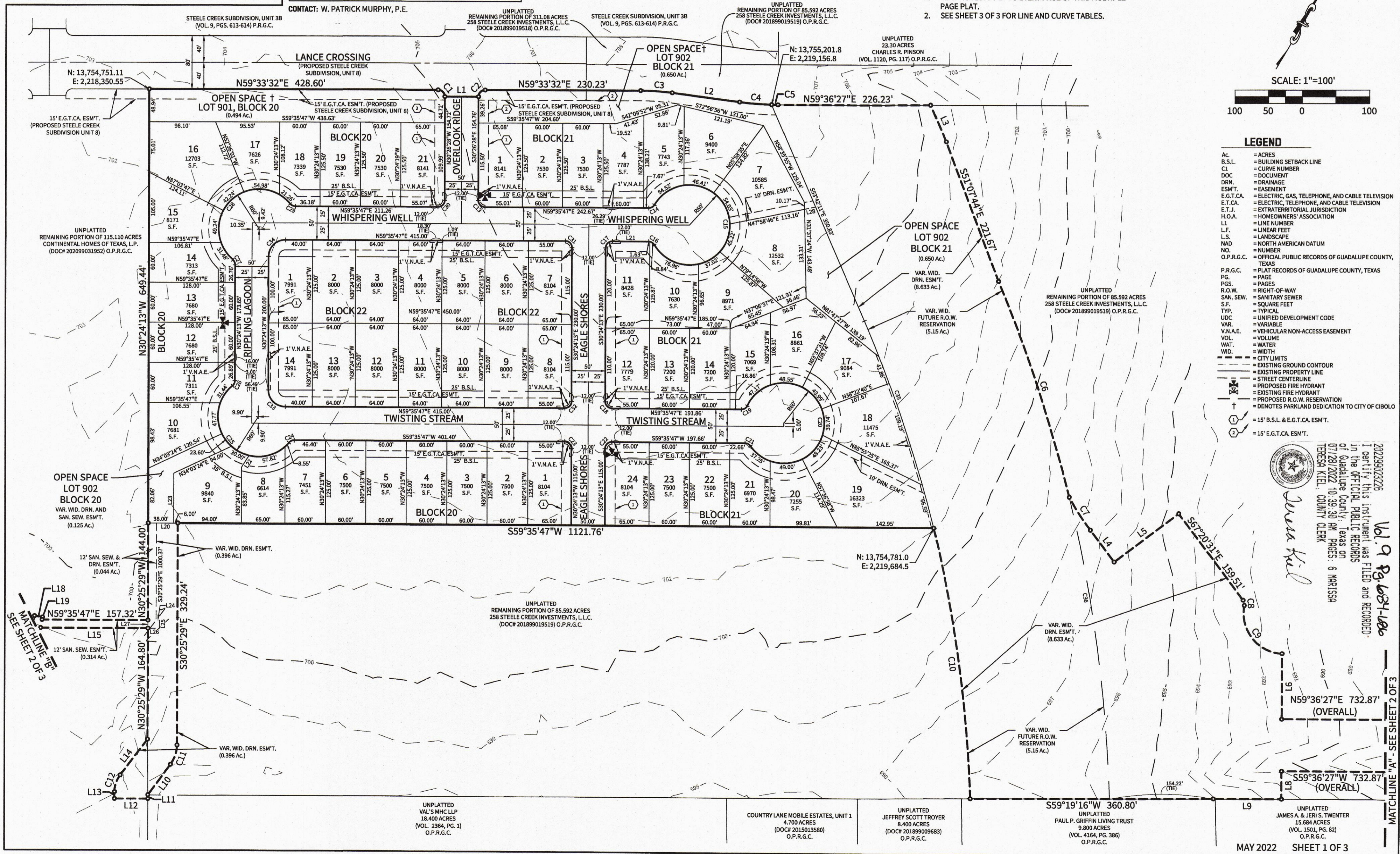


NOTES:
 1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
 2. SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.

59 RESIDENTIAL LOTS
 3 OPEN SPACE (NON-RESIDENTIAL LOT),
 IN 3 BLOCKS

FINAL PLAT
 OF
STEELE CREEK SUBDIVISION, UNIT 5
 (STEELE CREEK LAND STUDY)

25.00 ACRES OF LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 85.592 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, L.L.C., AS DESCRIBED IN DOCUMENT NUMBER 201899019519, A PORTION OF THAT CERTAIN 65.801 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, L.L.C., AS DESCRIBED IN DOCUMENT NUMBER 201899019524 AND A PORTION OF THAT CERTAIN 115.110 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., AS DESCRIBED IN DOCUMENT NUMBER 202099031952, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



LEGEND

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- DOC = DOCUMENT
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- E.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- E.T.C.A. = ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- E.T.J. = EXTRAJURISDICTIONAL JURISDICTION
- H.O.A. = HOMEOWNERS' ASSOCIATION
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- - - - - = DENOTES PARKLAND DEDICATION TO CITY OF CIBOLO
- ⊕ = 15' B.S.L. & E.G.T.C.A. ESM.T.
- ⊕ = 15' E.G.T.C.A. ESM.T.

202209032926
 I certify this instrument has been filed and recorded in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 07/29/2022 10:39:30 AM. PROCESS: 6 HRS 155H
 TERESA KIEL, COUNTY CLERK

Teresa Kiel

Vol. 9 Pg. 684-686

MAY 2022 SHEET 1 OF 3

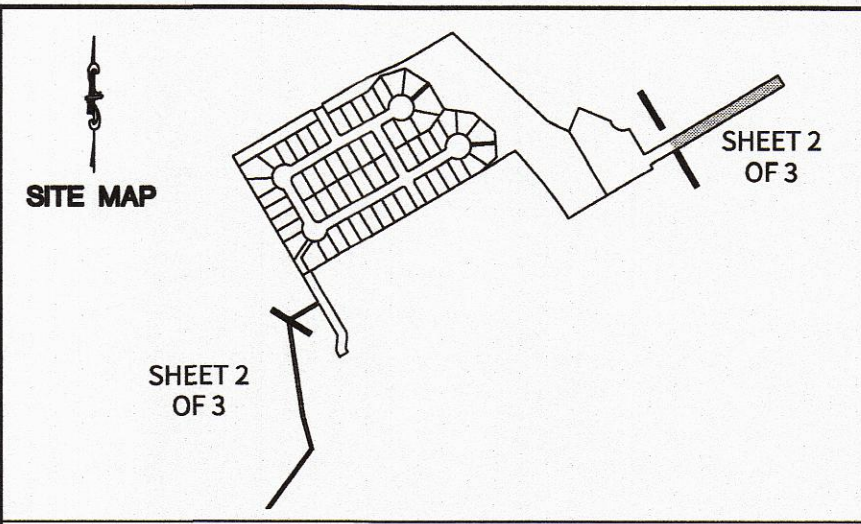
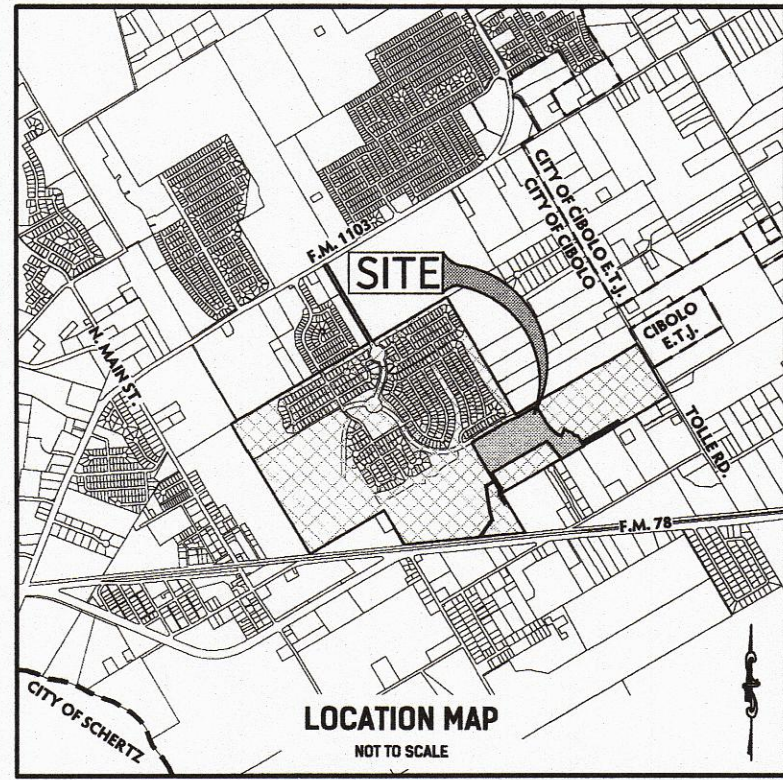
CERTIFIED TO BE A TRUE AND CORRECT COPY,
 Guadalupe County Clerk

JUL 28 2022

MATCHLINE "B" - SEE SHEET 2 OF 3

MATCHLINE "A" - SEE SHEET 2 OF 3

Vol. 9 Pg. 685



CUDE ENGINEERS
EST. 1988
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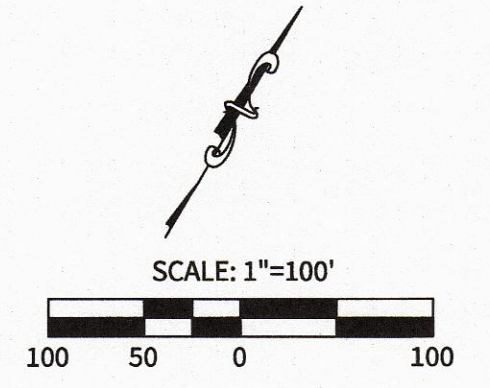
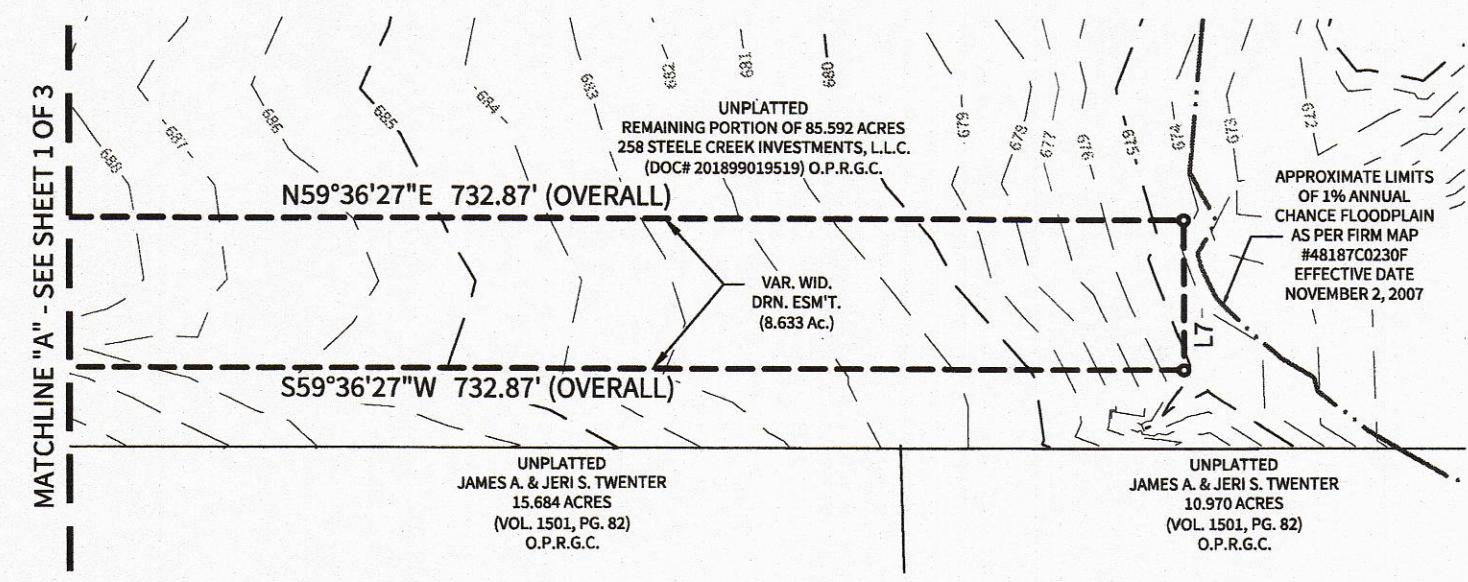
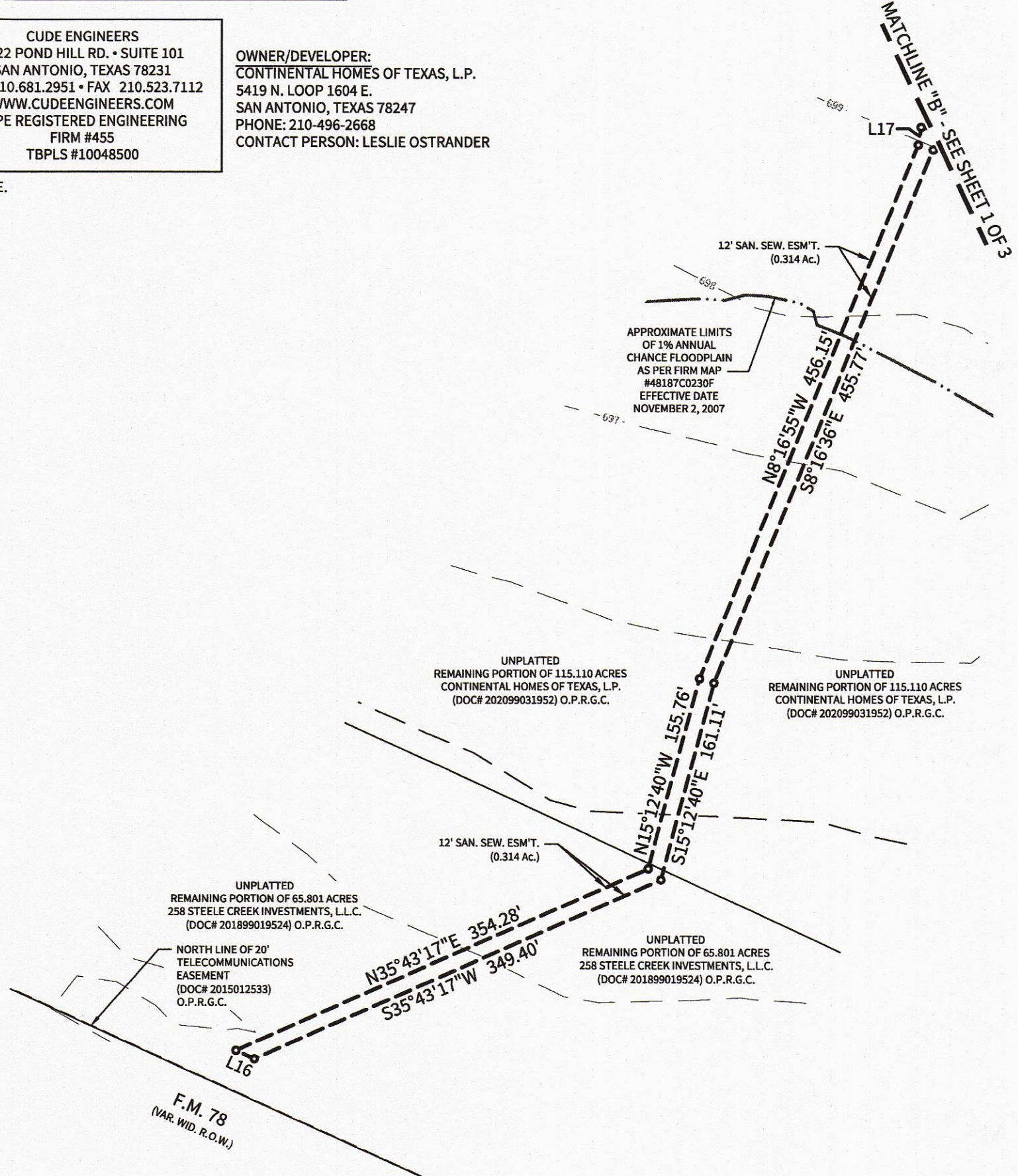
CONTACT: W. PATRICK MURPHY, P.E.

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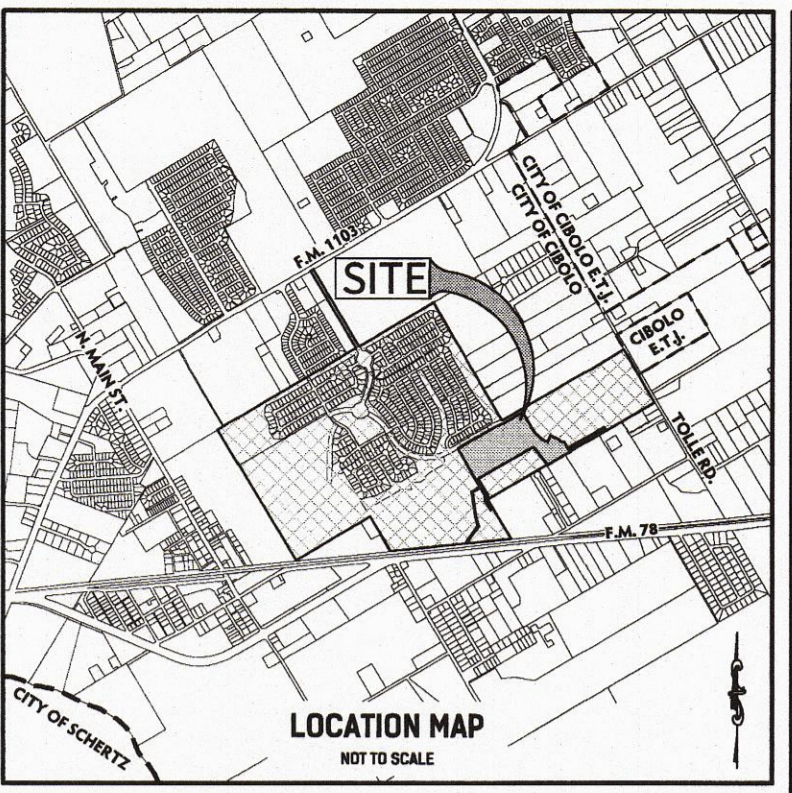


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CERTIFIED TO BE A TRUE AND CORRECT COPY
Guadalupe County Clerk
PAGE 2 OF 3
JUL 28 2022

Vol. 9 Pg. 686



FIELD NOTES FOR STEELE CREEK SUBDIVISION, UNIT 5

LEGAL DESCRIPTION 25.00 ACRES STEELE CREEK UNIT 5. 25.00 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY 85, ABSTRACT 210, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS AND OUT OF THAT CALLED 85.92 ACRES OF LAND AS DESCRIBED IN DOCUMENT 201899019524, A CALLED 65.801 ACRES OF LAND AS DESCRIBED IN DOCUMENT 201899019524, A CALLED 115.110 ACRES OF LAND AS DESCRIBED IN DOCUMENT 202099019524, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID 25.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" IRON ROD IN A 3" CONCRETE FOOTING LOCATED IN THE WEST LINE OF SAID 85.92 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 22.30 ACRE TRACT AS DESCRIBED IN VOLUME 1120, PAGE 111 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS; THENCE, N 74°28'58" E, OVER AND ACROSS SAID 85.92 ACRE TRACT, A DISTANCE OF 233.91 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE, OVER AND ACROSS SAID 85.92 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP: S 59°42'11" E, A DISTANCE OF 59.17 FEET; S 51°07'44" E, A DISTANCE OF 221.17 FEET; SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 30°54'28" W, WITH A RADIUS OF 2168.21 FEET, A CENTRAL ANGLE OF 08°56'42", AN ARC LENGTH OF 338.50 FEET, AND A CHORD BEARING AND DISTANCE OF S 48°37'13" E, 338.16 FEET; SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 31°03'48" E, WITH A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 08°24'38", AN ARC LENGTH OF 57.94 FEET, AND A CHORD BEARING AND DISTANCE OF S 63°09'22" E, 57.89 FEET; S 67°20'31" E, A DISTANCE OF 58.93 FEET; N 22°39'29" E, A DISTANCE OF 120.00 FEET; S 67°20'31" E, A DISTANCE OF 159.51 FEET; SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 47°14'19", AN ARC LENGTH OF 8.24 FEET, AND A CHORD BEARING AND DISTANCE OF S 43°43'22" E, 8.01 FEET; SOUTHEASTERLY, ALONG A REVERSE CURVE TO THE LEFT, WITH A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 97°39'52", AN ARC LENGTH OF 102.27 FEET, AND A CHORD BEARING AND DISTANCE OF S 68°56'08" E, 90.33 FEET; S 30°23'33" E, A DISTANCE OF 97.59 FEET; N 59°36'27" E, A DISTANCE OF 73.82 FEET; S 30°23'33" E, A DISTANCE OF 78.00 FEET; S 59°36'27" E, A DISTANCE OF 73.82 FEET; S 30°23'33" E, A DISTANCE OF 41.71 FEET ON THE NORTH LINE OF A CALLED 15.684 ACRE TRACT AS DESCRIBED IN VOLUME 1501, PAGE 82 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; THENCE, ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 85.92 ACRE TRACT AND THE NORTH LINES OF SAID 15.684 ACRE TRACT AND A CALLED 9.800 ACRE TRACT AS DESCRIBED IN VOLUME 4164, PAGE 386 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP: S 59°36'07" W, A DISTANCE OF 101.32 FEET; S 59°19'16" W, A DISTANCE OF 360.80 FEET; THENCE, DEPARTING THE NORTH LINE OF SAID 9.800 ACRE TRACT, OVER AND ACROSS SAID 85.92 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP: NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF S 57°39'16" W, WITH A RADIUS OF 396.17 FEET, A CENTRAL ANGLE OF 11°51'40", AN ARC LENGTH OF 406.10 FEET, AND A CHORD BEARING AND DISTANCE OF N 38°16'34" W, 405.38 FEET; S 59°35'47" W, A DISTANCE OF 1121.76 FEET; S 30°25'29" E, A DISTANCE OF 329.24 FEET; SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 48.50 FEET, A CENTRAL ANGLE OF 36°40'40", AN ARC LENGTH OF 31.05 FEET, AND A CHORD BEARING AND DISTANCE OF S 12°05'09" E, 30.52 FEET; S 08°15'11" W, A DISTANCE OF 56.21 FEET; THENCE, S 30°23'02" E, ALONG AND WITH THE COMMON BOUNDARY LINE OF SAID 85.92 ACRE TRACT AND SAID 115.110 ACRE TRACT, AT A DISTANCE OF 0.54 FEET PASSING THE NORTHWEST CORNER OF A CALLED 18.400 ACRE TRACT AS DESCRIBED IN VOLUME 2364, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, CONTINUING WITH THE SAME BEARING FOR A TOTAL DISTANCE OF 5.91 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP ON THE COMMON BOUNDARY LINE OF SAID 18.400 ACRE TRACT AND SAID 115.110 ACRE TRACT; THENCE, DEPARTING THE SAID COMMON BOUNDARY LINE, OVER AND ACROSS SAID 115.110 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP: S 59°42'42" W, A DISTANCE OF 49.68 FEET; N 30°09'30" W, A DISTANCE OF 10.04 FEET; NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 36°45'17", AN ARC LENGTH OF 26.30 FEET, AND A CHORD BEARING AND DISTANCE OF N 11°46'51" W, 25.85 FEET; N 06°35'47" E, A DISTANCE OF 67.34 FEET; N 89°25'29" W, A DISTANCE OF 164.80 FEET; S 59°35'47" W, A DISTANCE OF 159.36 FEET; S 08°16'36" E, A DISTANCE OF 455.77 FEET; THENCE, OVER AND ACROSS SAID 115.110 ACRE TRACT AND SAID 65.801 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP: S 15°12'40" E, A DISTANCE OF 161.11 FEET; S 35°47'17" W, A DISTANCE OF 348.40 FEET; S 08°15'28" W, A DISTANCE OF 16.01 FEET; N 35°43'17" E, A DISTANCE OF 354.28 FEET; N 15°12'40" W, A DISTANCE OF 155.76 FEET; N 08°16'55" W, A DISTANCE OF 456.15 FEET; N 21°29'58" W, A DISTANCE OF 14.11 FEET; N 68°30'02" E, A DISTANCE OF 12.00 FEET; S 21°29'58" E, A DISTANCE OF 3.99 FEET; N 59°35'47" E, A DISTANCE OF 157.32 FEET; THENCE, OVER AND ACROSS SAID 115.110 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP: N 30°25'29" W, A DISTANCE OF 144.00 FEET; N 30°24'13" W, A DISTANCE OF 649.44 FEET; N 59°33'32" E, A DISTANCE OF 428.60 FEET; SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET, AND A CHORD BEARING AND DISTANCE OF S 75°26'28" E, 14.14 FEET; N 59°33'32" E, A DISTANCE OF 50.00 FEET; NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET, AND A CHORD BEARING AND DISTANCE OF N 14°33'32" E, 14.14 FEET; N 59°33'32" E, A DISTANCE OF 230.23 FEET; NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 07°29'45", AN ARC LENGTH OF 47.10 FEET, AND A CHORD BEARING AND DISTANCE OF N 67°03'18" E, 47.06 FEET; N 67°03'18" E, A DISTANCE OF 161.08 FEET; NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 06°13'34", AN ARC LENGTH OF 47.81 FEET, AND A CHORD BEARING AND DISTANCE OF N 63°56'29" E, 47.79 FEET; THENCE, OVER AND ACROSS SAID 85.92 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES, TO A SET 1/2" IRON ROD WITH "CUDE" CAP: NORTHWESTERLY, ALONG A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 01°13'15", AN ARC LENGTH OF 9.38 FEET, AND A CHORD BEARING AND DISTANCE OF N 67°03'18" E, 9.38 FEET; N 59°36'27" E, A DISTANCE OF 226.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.00 ACRES OF LAND, MORE OR LESS. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00017

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L28.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD. Rows C1 through C18.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD. Rows C19 through C36.

- NOTES: 1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO. 2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. 3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT. 4. ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO. 5. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING: WATER - CITY OF CIBOLO SEWER - CITY OF CIBOLO ELECTRICITY - G.V.E.C. 6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH ARE DESCRIBED HEREON. 7. ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES. 8. G.V.E.C. TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED. 9. THE COORDINATES SHOWN AND THE BASIS OF BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE, NAD 83 (93). 10. 1/2" IRON RODS WITH PLASTIC CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. 11. HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. 12. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE AND MAIL DELIVERY. 13. LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON (25.001 AC.). 14. LOTS IN THIS SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE. 15. THIS PLAT CONTAINS APPROXIMATELY 2,384 L.F. OF ROADWAY. 16. ALL RESIDENTIAL LOTS WITHIN THIS PLAT ARE WITHIN THE CITY OF CIBOLO, AND ARE ZONED SF-3, PER CITY ORDINANCE #1230. 17. DESIGN OF PARKLAND SHALL BE SUBJECT TO APPROVAL OF A SITE PLAN BY THE CITY OF CIBOLO. 18. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 19. PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES. 20. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT. 21. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS. 22. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED IT. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD. 23. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS AND 900 SERIES LOTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, H.O.A., OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS. ALL OPEN SPACES SHOWN ON THIS PLAT CONSIST OF THE FOLLOWING: LOT 901 BLOCK 20, LOT 902 BLOCK 20 AND LOT 902 BLOCK 21.

NOTES: 1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

59 RESIDENTIAL LOTS 3 OPEN SPACE (NON-RESIDENTIAL LOT), IN 3 BLOCKS FINAL PLAT OF STEELE CREEK SUBDIVISION, UNIT 5 (STEELE CREEK LAND STUDY) 25.00 ACRES OF LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 85.592 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, L.L.C., AS DESCRIBED IN DOCUMENT NUMBER 201899019519, A PORTION OF THAT CERTAIN 65.801 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, L.L.C., AS DESCRIBED IN DOCUMENT NUMBER 201899019524 AND A PORTION OF THAT CERTAIN 115.110 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., AS DESCRIBED IN DOCUMENT NUMBER 202099031952, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF GUADALUPE THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP CITEY OF TEXAS, INC. A DELAWARE CORPORATION, IT'S SOLE GENERAL PARTNER LESLIE OSTRANDER, ASSISTANT SECRETARY

STATE OF TEXAS COUNTY OF GUADALUPE BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

ALYSON SCHOZER Notary Public, State of Texas Comm. Expires 09-05-2022 Notary ID 131710068

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF May, A.D., 2022. REGISTERED PROFESSIONAL ENGINEER W. PATRICK MURPHY

SARAH WOOD Notary ID #130226833 My Commission Expires May 14, 2023

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR YURI V. BALMACEDA WHEELLOCK

SARAH WOOD Notary ID #130226833 My Commission Expires May 14, 2023

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

THIS SUBDIVISION PLAT OF STEELE CREEK SUBDIVISION, UNIT 5 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

STATE OF TEXAS COUNTY OF GUADALUPE I do hereby certify that the foregoing is a true and correct copy as the same appears on FILE AND RECORDED in the Official Public Records of Guadalupe County, Texas, on the date and time stamped thereon. JAMES KIEL Guadalupe County Clerk Deputy

JUL 2 8 2022

CUDE ENGINEERS 4122 POND HILL RD. SUITE 101 SAN ANTONIO, TEXAS 78231 TEL 210.681.2951 FAX 210.523.7112 WWW.CUDEENGINEERS.COM TBPE REGISTERED ENGINEERING FIRM #455 TBPLS #10048500

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P. 5419 N. LOOP 1604 E. SAN ANTONIO, TEXAS 78247 PHONE: 210-496-2668 CONTACT PERSON: LESLIE OSTRANDER

APPROVED ON THIS 24th DAY OF June, A.D., 2022, BY THE CITY ENGINEER, CITY OF CIBOLO.

JAMES KIEL City Engineer, City of Cibolo

258 STEELE CREEK INVESTMENTS, L.L.P. A TEXAS LIMITED PARTNERSHIP BY: FW COMPANIES, LLC ITS GENERAL PARTNER

ISRAEL FOGEL, PRESIDENT

STATE OF TEXAS COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF May, A.D., 2022.

ALYSON SCHOZER Notary Public, State of Texas Comm. Expires 09-05-2022 Notary ID 131710068

THIS PLAT OF STEELE CREEK SUBDIVISION, UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 27th DAY OF June, A.D., 2022.

THIS PLAT OF STEELE CREEK SUBDIVISION, UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS 29th DAY OF June, A.D., 2022.

BY: MAYOR BY: CITY SECRETARY

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617



October 30, 2024

City of Cibolo
Public Works
Attn: Timothy Fousse
200 S. Main Street
Cibolo, Texas 78108

Re: Steele Creek Unit 5 – Final Acceptance

Dear Mr. Fousse,

On October 14, 2024, I conducted a site visit for Steele Creek Unit 5. After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Final Acceptance for the public infrastructure.

Our review does not relieve or release the Engineer of Record or Surveyor of Record from complying with all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Otto".

Christopher Otto, P.E., CFM
City Engineer

M:\687\01\01\Submittals\Construction Acceptance\240904 - Steele Creek U5 - FA\241031 - Steele Creek U5 FA.docx



City Council Regular Meeting Staff Report

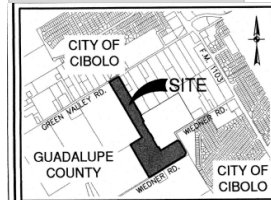
E. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Mesa Western Unit 1 Subdivision. (Mr. Otto)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11E.

From
Chris Otto, City Engineer

ITEM SUMMARY:

Project Name:	Mesa Western Unit 1
Owner/Applicant:	PBCH Development
Representative:	Pape-Dawson Engineers
Contractor:	PBCH Development
Council District	3
Vested Rights	N/A
Proposed Use:	90 Single-Family Residential Lots; 5 Greenbelt Lots
Plat Recordation	03/28/2022
Acres	39.837 acres



FINDINGS/CURRENT ACTIVITY:

A Final Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer requests Final Acceptance of the following improvements located within the Mesa Western Unit 1 development.

The following units have been recorded:

Unit	Lots	Recordation Date
1	90 Single-Family Lots; 5 Greenbelt Lots	03/28/2022
2	70 Single-Family Lots; 1 Greenbelt Lot	12/12/2023
Total lots recorded	166 Lots	

ACCEPTANCE OF PUBLIC IMPROVEMENTS - FINAL ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Final Acceptance of Public Improvements. The City's Final Acceptance Criteria in the UDC are as follows.

I. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 75% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City.

City Engineer has walked the site and found the public improvements to be in general conformance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final acceptance inspections to determine that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

City Engineer has verified that all punch list items have been addressed and recommends final acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	Linear Feet (LF) Dedicated	Total Valuation
Water:	2, 212 LF 8" pipe; 6, 428 LF 12" pipe	\$957, 277
Sanitary Sewer	5, 262 LF 8" main; 1, 648 LF 10"main; 3, 878 LF 6" lateral	\$811, 633.00
Drainage		\$447, 333.00
Street		\$1, 093, 468.00
Other: Clearing, Grading, Electrical		\$648, 688.15
<i>Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo</i>		\$3, 958, 399.15

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

IV. In conjunction with the submittal of the Final Acceptance instrument, the applicant shall submit the following:

- Completed Part II Developer Petition for Final Acceptance of Public Improvements
- Executed Warranty Bond
- Copy of recorded Final Plat
- As-Built Plans
- A DVD with AutoCAD and PDF's of all items on the above list.

City Engineer is in receipt of the above items.

CITY ENGINEER RECOMMENDATION: The City Engineer recommends approval to the applicant's request for Final Acceptance.

Attachments

[Petition](#)

[Recorded Plat](#)

[City Engineer Letter](#)

Final Acceptance

PART II

DEVELOPER PETITION FOR FINAL ACCEPTANCE OF PUBLIC IMPROVEMENT(S),

FOR: (Name/Section of Development).

WHEREAS, the City Council of the City of Cibolo, Texas approved the Preliminary Acceptance of the improvements listed in Part I Petition for:

Mesa Western Unit 1 Subdivision.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT Bart Swider (Owner) respectfully files this, a Petition with the City Council of the City of Cibolo for Final Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

- Water: \$868,724.00; 8" pipe = 2,212 LF; 12" pipe = 6,428", Change Order: \$88,553.00
- Sanitary Sewer: \$811,633.00; 8" main = 5,262 LF; 10" main = 1,648; 6" lateral = 3,878 LF
- Drainage: \$447,333.00
- Street: \$1,093,468.00
- Other: Clearing, grading, TPDES: \$402,550.15. Electrical: \$95,216.00, Change orders: \$150,922.00

WHEREAS, the owner has maintained such improvements in good condition for at least one year from the date of acceptance by the City Council; and

WHEREAS, the owner has corrected all deficiencies reported by the City of Cibolo,

It is therefore requested that final inspection be made of said improvements, that Final Acceptance be approved by the City Council of the City of Cibolo, and that the Owner be relieved of any further obligation to maintain or cause to maintain such improvements.

1/17/2024
(Date)

By 
(Owner)

Original - City
Duplicate - Owner
Triplicate - City

Triplicate – City

Final Acceptance

PART III

FINAL ACCEPTANCE

The above improvements listed in the petition have been inspected as required by current regulations, all required maintenance has been performed, and all noted deficiencies have been corrected. I recommend that the improvements described in the petition be accepted by the City of Cibolo and all maintenance on said improvements be assumed by the City.

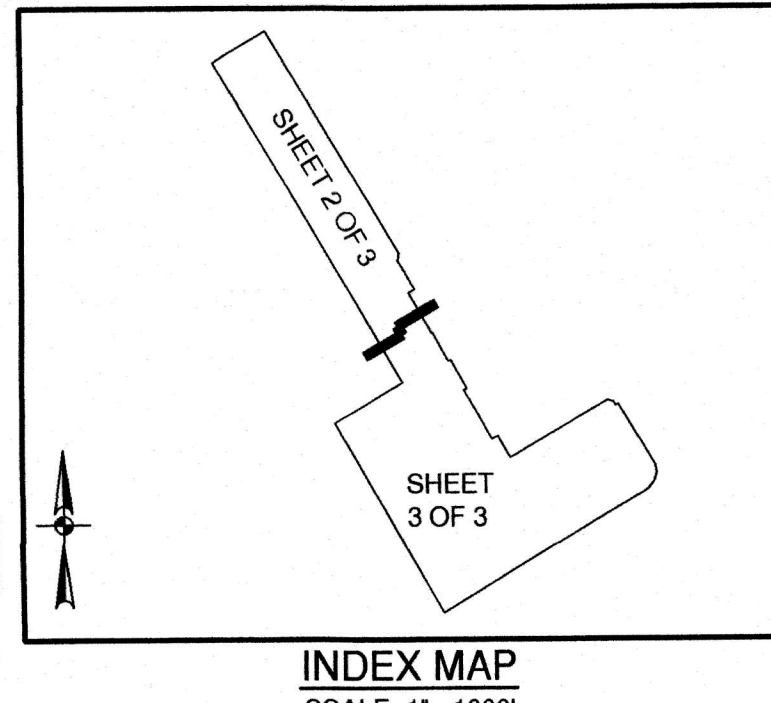
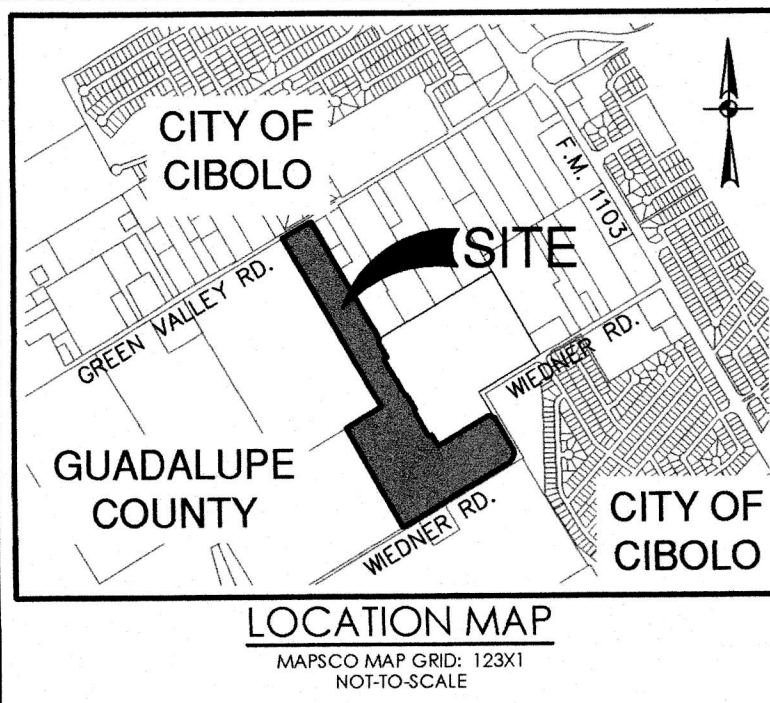
Date City Engineer, City of Cibolo, Texas

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, ON THIS, THE _____ DAY OF, _____ 20__ AD.

Mayor, City of Cibolo, Texas

City Secretary, City of Cibolo, Texas

Original - City
Duplicate - Owner
Triplicate – City



FINAL SUBDIVISION PLAT OF MESA WESTERN - UNIT 1

A 39.837 ACRE TRACT OF LAND COMPRISED OF 15.923 ACRES OUT OF A 44.659 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 20209903714, 7.677 ACRES OUT OF A 10.870 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099001908, ALL OF 3.816 ACRES DESCRIBED IN DOCUMENT NO. 201899014381, ALL OF 1.427 ACRES DESCRIBED IN DOCUMENT NO. VOL. 2074, PG. 283, ALL OF 10.910 ACRES DESCRIBED IN DOCUMENT NO. 201899024707, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED OUT OF THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT 137, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(90 SINGLE FAMILY RESIDENTIAL LOTS,
5 GREENBELT LOTS IN 7 BLOCKS)

DEVELOPER: BART SWIDER
PBCH DEVELOPMENT, LLC
1846 N. LOOP 1604 WEST, STE 200
(210) 957-3395



NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 21, 2022

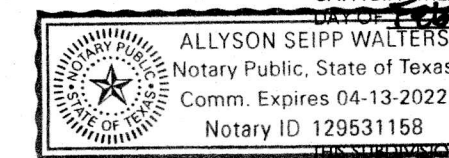
STATE OF TEXAS
COUNTY OF GUADALUPE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND END CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BART SWIDER
PBCH DEVELOPMENT, LLC
1846 N. LOOP 1604 WEST, STE 200
(210) 957-3395

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF February 2022.



THIS PLAT OF MESA WESTERN - UNIT 1, SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

APPROVED ON THIS THE 24th DAY OF March, A.D. 2022, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

THIS PLAT OF MESA WESTERN - UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 24th DAY OF March, A.D. 2022

BY: *Kawka* CHAIR
BY: *Cherry* VICE CHAIR

THIS PLAT OF MESA WESTERN - UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS 25 DAY OF March, A.D. 2022

BY: *Peggy* CITY SECRETARY
BY: *Mayor* MAYOR

CERTIFIED TO BE A TRUE AND CORRECT COPY,
Guadalupe County Clerk
PAGE 1 OF 3 MA

MAR 28 2022

202299009767 Vol.9 Pg.615-617
I certify this instrument was FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 03/28/2022 10:25:50 AM PAGES: 12 MARISSA TERESA KIEL, COUNTY CLERK

Teressa Kiel

SHEET 1 OF 3

GENERAL NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT, THE ENGINEER OF RECORD OR REGISTERED PROFESSIONAL LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.

NOTES:

- ACCORDING TO FIRM MAP NO. 48187C0230F DATED NOVEMBER, 2, 2007, ALL RESIDENTIAL LOTS WITHIN THE SUBJECT PROJECT SHOWN HEREON APPEARS TO LIE OUTSIDE ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- THE PROPERTY SHOWN HEREON IS LIES WITHIN THE CITY OF CIBOLO.
- GVCC TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- THIS PROPERTY IS ZONED SF-4.
- ANY EASEMENT DESIGNATED AS A GVCC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AGUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE THE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO, UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22 DAY OF February 2022

Tracy Ann Boyles
Tracy Ann Boyles
Notary Public, State of Texas
Comm. Expires 09-22-2025
Notary ID 124387706

STATE OF TEXAS
COUNTY OF BEXAR

I, G.E. BUCHANAN HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

J. Buchanan 02/21/2022
G.E. BUCHANAN, P.E., L.S. 4999
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF February 2022

Cassandra R. Casares
Cassandra R. Casares
Notary Public, State of Texas
Comm. Expires 03-30-2023
Notary ID 10582470

GREENBELT NOTE:

LOTS 900, 901, 902, BLOCK 1; AND LOTS 900 AND 901, BLOCK 2; ARE GREENBELT LOTS, VARIABLE WIDTH DRAINAGE EASEMENTS AND PEDESTRIAN EASEMENTS, AND SHALL BE MAINTAINED BY MESA WESTERN HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PARKLAND DEDICATION NOTE:

AS REQUIRED BY THE 2018 UNIFIED DEVELOPMENT CODE, 5.74 ACRES OF PARKLAND DEDICATIONS IS REQUIRED FOR MESA WESTERN. THE PARKLAND DEDICATION WILL BE MET WITH THE PLATTING OF MESA WESTERN UNIT 2. ALL PARKLAND DEDICATION SHALL MEET THE REQUIREMENTS SET FORTH IN THE 2018 CITY OF CIBOLO UNIFIED DEVELOPMENT CODE AND THE PUBLIC IMPROVEMENTS AGREEMENT AS ACCEPTED ON JULY 27, 2021.

GEOTECHNICAL NOTE:

A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATION, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE BUILDING CODES OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO ISSUANCE OF A BUILDING PERMIT.

UTILITY PROVIDERS:

WATER: CITY OF CIBOLO
SEWER: CITY OF CIBOLO
ELECTRIC: GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
CV	CLEAR VISION	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
DOC	DOCUMENT NUMBER	●	FOUND 1/2" IRON ROD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
ELEC	ELECTRIC (SURVEYOR)	○	SET 1/2" IRON ROD (PD)-ROW
ESMT	EASEMENT		
ETJ	EXTRATERRITORIAL JURISDICTION		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS		

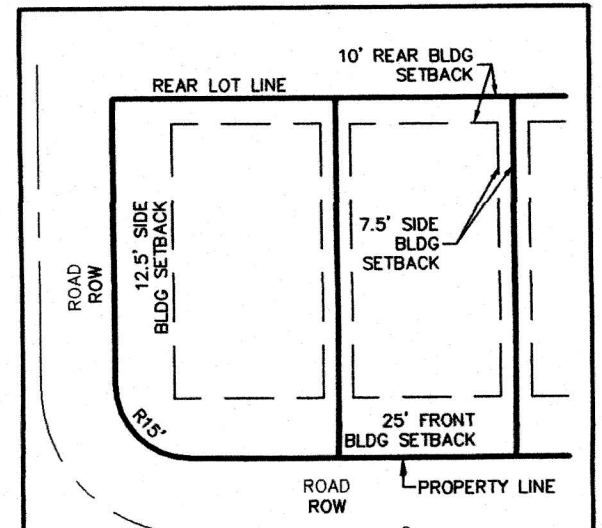
- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- CITY OF CIBOLO LIMITS
- ORIGINAL SURVEY/COUNTY LINE CENTERLINE
- 3 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 7 VARIABLE WIDTH DRAINAGE EASEMENT
- 8 15' DRAINAGE EASEMENT
- 11 25' FRONT BUILDING SETBACK
- 12 15' SIDE BUILDING SETBACK
- 13 VARIABLE WIDTH SEWER EASEMENT
- 14 23' RIGHT-OF-WAY DEDICATION TO THE PUBLIC (0.169 AC.)
- 15 VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT (1.223 AC.)
- 16 15' WATER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT
- 17 15' WATER EASEMENT
- 18 FENCE VISIBILITY EASEMENT
- 19 1'X20' VEHICULAR NON-ACCESS EASEMENT
- 15' WATER EASEMENT (VOL. 541, PGS. 877-800 D.R.)
- GREEN VALLEY SPECIAL UTILITY
- 15' WATER EASEMENT (DOC NO 2015004535, OPR)
- 44.659 ACRES
- PBCH DEVELOPMENT, LLC (DOC NO 20209903714, OPR) (EXISTING ZONED SF-4) (PROPOSED ZONED SF-4)

LINE TABLE

LINE #	BEARING	LENGTH
L1	S59°57'07"W	57.45'
L2	S22°34'07"E	53.46'
L3	S67°25'53"W	15.00'
L4	N22°34'07"W	47.25'
L5	S59°57'07"W	36.05'
L6	N59°57'07"E	5.00'
L7	N59°57'07"E	13.00'
L8	S59°57'07"W	18.61'
L9	N59°57'07"E	34.00'
L10	S72°30'36"E	30.75'
L11	S30°48'51"E	21.84'
L12	N59°11'09"E	15.00'
L13	S8°49'47"E	37.72'
L14	S10°32'44"W	22.12'
L15	S22°37'10"W	26.60'
L16	S38°01'35"W	57.49'
L17	S59°33'55"W	30.00'
L18	S14°27'46"W	35.12'
L19	N59°57'07"E	103.26'
L20	S30°02'53"E	50.00'
L21	S59°57'07"W	71.61'
L22	N59°57'07"E	71.61'

LINE TABLE

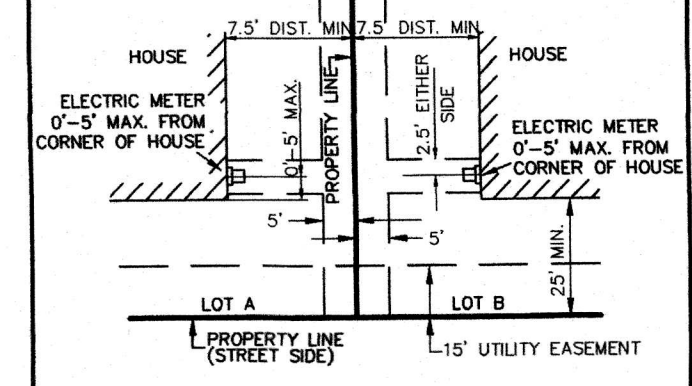
LINE #	BEARING	LENGTH
L23	S30°02'53"E	50.00'
L24	S59°57'07"W	76.61'
L25	N59°57'07"E	89.61'
L26	S30°02'53"E	50.00'
L27	S59°57'07"W	71.00'
L28	N59°57'07"E	71.00'
L29	S30°02'53"E	50.00'
L30	S59°57'07"W	71.00'
L31	S75°25'54"E	35.12'
L32	S59°10'47"W	100.00'
L33	N14°33'48"E	35.59'
L34	N75°32'14"W	35.59'
L35	N59°50'40"E	110.01'
L36	S8°53'38"W	38.57'
L37	S75°02'53"E	10.95'
L38	S78°44'16"E	12.51'
L39	S30°02'53"E	113.95'
L40	S59°33'17"W	30.12'
L41	S30°26'05"E	10.00'
L42	S75°02'53"E	36.17'
L43	N75°02'53"W	47.30'



TYPICAL LOT SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE

NOTE: GVCC WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

NOTE: GVCC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

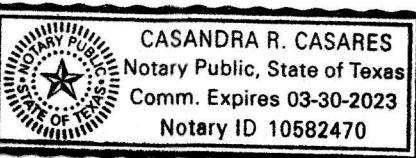
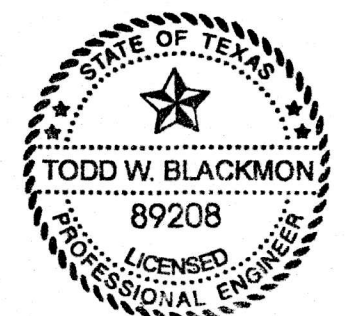


TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE
NOT-TO-SCALE

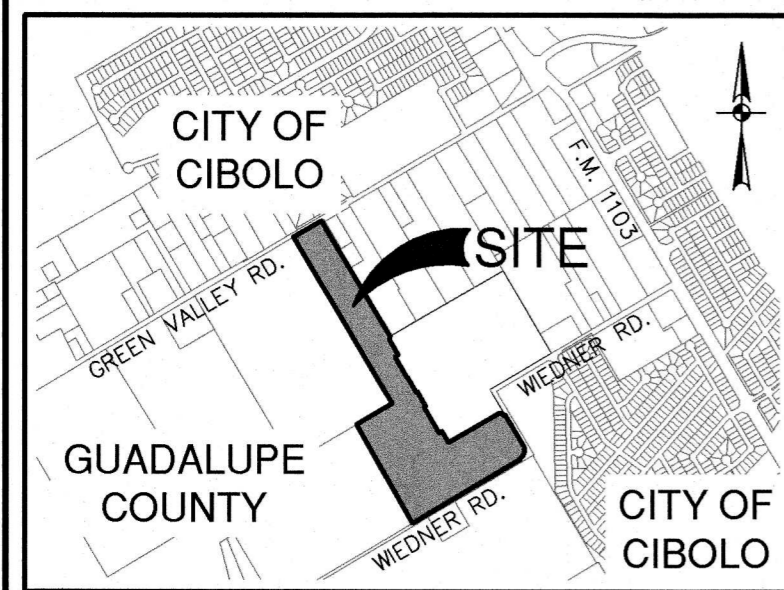
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLE

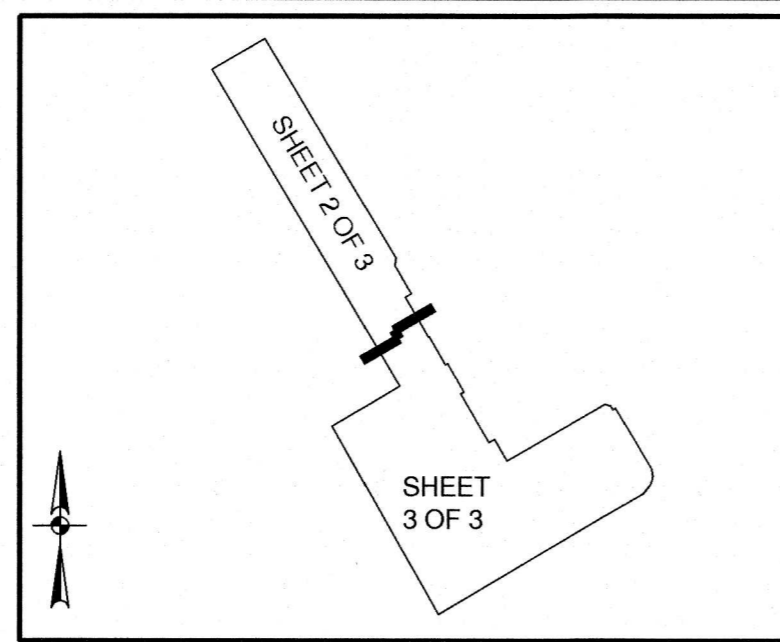
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	89°07'46"	S75°29'00"E	21.05'	23.33'
C2	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C3	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C4	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C5	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C6	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C7	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C8	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C9	15.00'	86°10'39"	S73°08'13"E	20.49'	22.56'
C10	60.00'	266°10'39"	S16°51'47"W	87.64'	278.74'
C11	15.00'	90°00'00"	N75°02'53"W	21.21'	23.56'
C12	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C13	15.00'	38°52'15"	N49°29'01"W	9.98'	10.18'
C14	50.00'	167°44'30"	N14°57'07"E	99.43'	146.38'
C15	15.00'	38°52'15"	N79°23'14"E	9.98'	10.18'
C16	15.00'	90°00'00"	N14°57'07"E	21.21'	23.56'
C17	15.00'	90°00'00"	N75°02'53"W	21.21'	23.56'
C18	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C19	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C20	15.00'	90°00'00"	N14°57'07"E	21.21'	23.56'
C21	15.00'	90°00'00"	N75°02'53"W	21.21'	23.56'
C22	25.00'	90°00'00"	S14°57'07"W	35.36'	39.27'
C23	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C24	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C25	410.00'	64°35'50"	S27°16'00"W	438.15'	462.25'
C26	50.00'	21°04'11"	N64°55'19"W	18.28'	18.39'



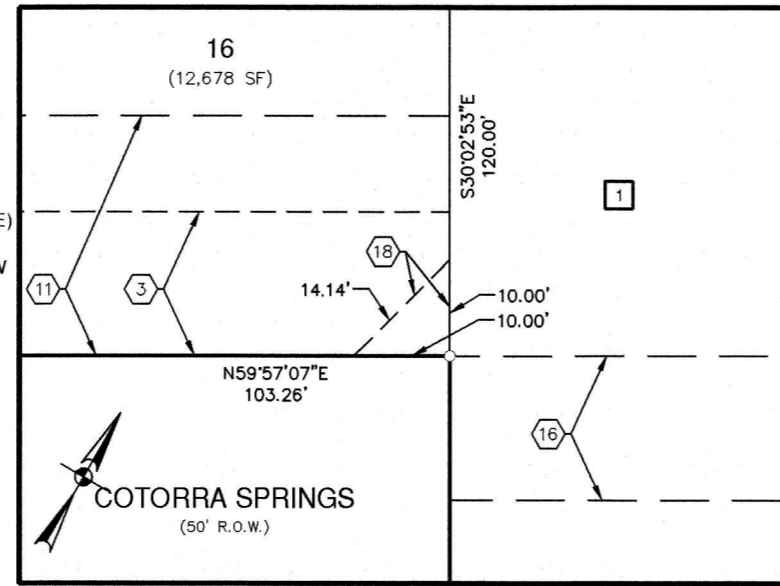
MESA WESTERN - UNIT 1
Civil Job No. 12132-01; Survey Job No. 9165-20



LOCATION MAP
MAPSCO MAP GRID: 123X1
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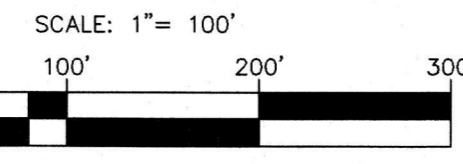
INDEX MAP
SCALE: 1" = 1000'



DETAIL "A"
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
CW	CLEAR VISION	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
DOC	DOCUMENT NUMBER		
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ELEC	ELECTRIC (SURVEYOR)	○	SET 1/2" IRON ROD (PD)
ESMT	EASEMENT	○	SET 1/2" IRON ROD (PD)-ROW
ETJ	EXTRATERRITORIAL JURISDICTION OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS		
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	CITY OF CIBOLO LIMITS		
---	ORIGINAL SURVEY/COUNTY LINE CENTERLINE		
③	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑩	15' WATER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT
⑦	VARIABLE WIDTH DRAINAGE EASEMENT	⑪	15' WATER EASEMENT
⑧	15' DRAINAGE EASEMENT	⑫	FENCE VISIBILITY EASEMENT
⑪	25' FRONT BUILDING SETBACK	⑬	1'X20' VEHICULAR NON-ACCESS EASEMENT
⑫	15' SIDE BUILDING SETBACK	⑭	15' WATER EASEMENT (VOL. 541, PGS. 877-800 D.R.)
⑬	VARIABLE WIDTH SEWER EASEMENT	⑮	GREEN VALLEY SPECIAL UTILITY
⑭	23' RIGHT-OF-WAY DEDICATION TO THE PUBLIC (0.169 AC.)	⑯	15' WATER EASEMENT (DOC NO 2015004535, OPR)
⑮	VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT (1.223 AC.)	⑰	44.659 ACRES PBCH DEVELOPMENT, LLC (DOC NO 202099037314, OPR) (EXISTING ZONED SF-2) (PROPOSED ZONED SF-4)



FINAL SUBDIVISION PLAT
OF
MESA WESTERN - UNIT 1

A 39.837 ACRE TRACT OF LAND COMPRISED OF 15.923 ACRES OUT OF A 44.659 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202099037314, 7.677 ACRES OUT OF A 10.870 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099001908, ALL OF 3.816 ACRES DESCRIBED IN DOCUMENT NO. 201899014381, ALL OF 1.427 ACRES DESCRIBED IN DOCUMENT NO. VOL. 2074, PG. 283, ALL OF 10.910 ACRES DESCRIBED IN DOCUMENT NO. 201899024707, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED OUT OF THE TRINIDAD GUARALCIA SURVEY NO. 94, ABSTRACT 137, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

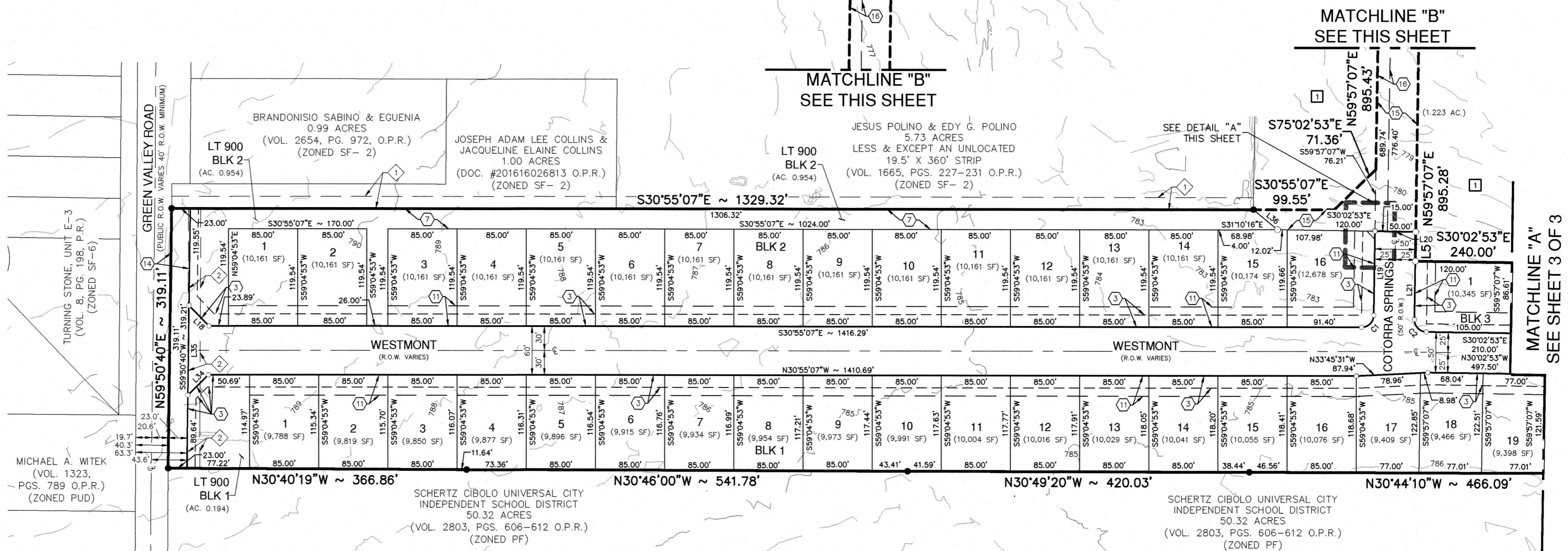
(90 SINGLE FAMILY RESIDENTIAL LOTS,
5 GREENBELT LOTS IN 7 BLOCKS)
DEVELOPER: BART SWIDER
PBCH DEVELOPMENT, LLC
1846 N. LOOP 1604 WEST, STE 200
(210) 957-3395

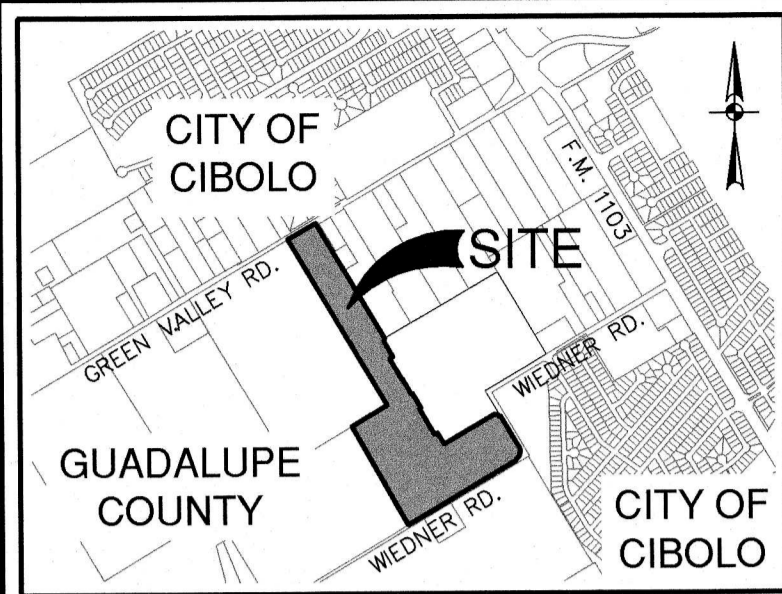


NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBP FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: February 21, 2022

CERTIFIED TO BE A TRUE
AND CORRECT COPY,
Guadalupe County Clerk
PAGE 2 OF 3

MAR 28 2022



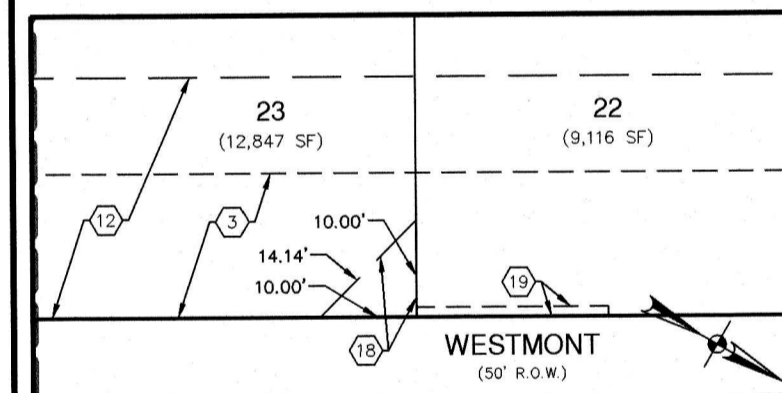


LOCATION MAP

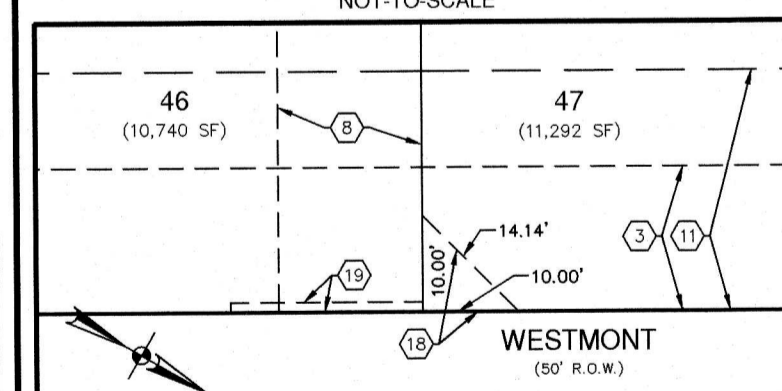
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LEGEND

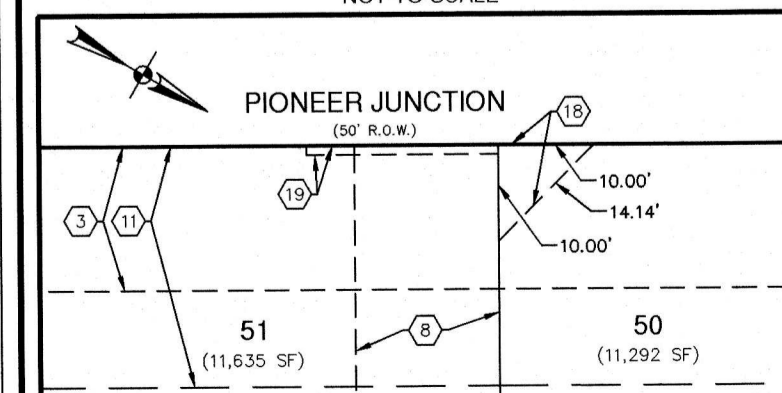
- | | | | |
|------|---|-------|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| BSL | BUILDING SETBACK LINE | (PUD) | PLANNED UNIT DEVELOPMENT |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| CV | CLEAR VISION | VNAE | VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) |
| DOC | DOCUMENT NUMBER | | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DR | DEED RECORDS OF GUADALUPE COUNTY, TEXAS | | SET 1/2" IRON ROD (PD) |
| ELEC | ELECTRIC (SURVEYOR) | | SET 1/2" IRON ROD (PD)-ROW |
| ESMT | EASEMENT | | |
| ETJ | EXTRATERRITORIAL JURISDICTION | | |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS | | |
-
- | | | |
|-----|------|--|
| --- | 1140 | EXISTING CONTOURS |
| --- | 1140 | PROPOSED CONTOURS |
| --- | | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| --- | | CITY OF CIBOLO LIMITS |
| --- | | ORIGINAL SURVEY/COUNTY LINE CENTERLINE |
-
- | | | | |
|----|--|----|---|
| 3 | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 16 | 15' WATER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT |
| 7 | VARIABLE WIDTH DRAINAGE EASEMENT | 17 | 15' WATER EASEMENT |
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| 11 | 25' FRONT BUILDING SETBACK | 19 | 1X20' VEHICULAR NON-ACCESS EASEMENT |
| 12 | 15' SIDE BUILDING SETBACK | 1 | 15' WATER EASEMENT (VOL. 541, PGS. 877-880 D.R.) |
| 13 | VARIABLE WIDTH SEWER EASEMENT | 2 | GREEN VALLEY SPECIAL UTILITY 15' WATER EASEMENT (DOC NO 2015004535, OPR) |
| 14 | 23' RIGHT-OF-WAY DEDICATION TO THE PUBLIC (0.169 AC.) | 1 | 44.659 ACRES PBCH DEVELOPMENT, LLC (DOC NO 202099037314, OPR) (EXISTING ZONED SF-2) (PROPOSED ZONED SF-4) |
| 15 | VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT (1.223 AC.) | | |



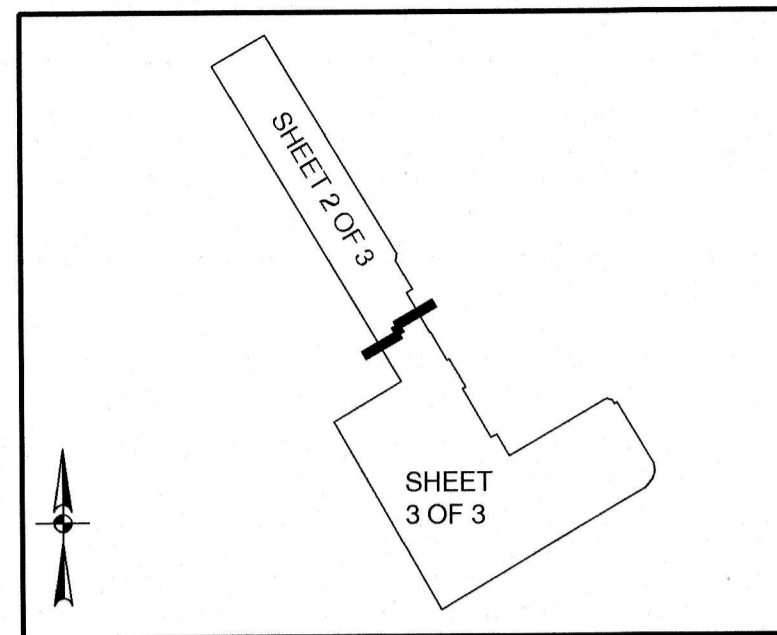
DETAIL "B" NOT-TO-SCALE



DETAIL "C" NOT-TO-SCALE

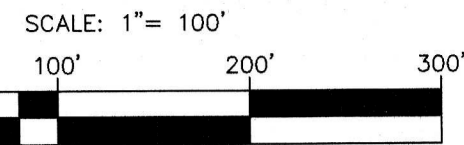
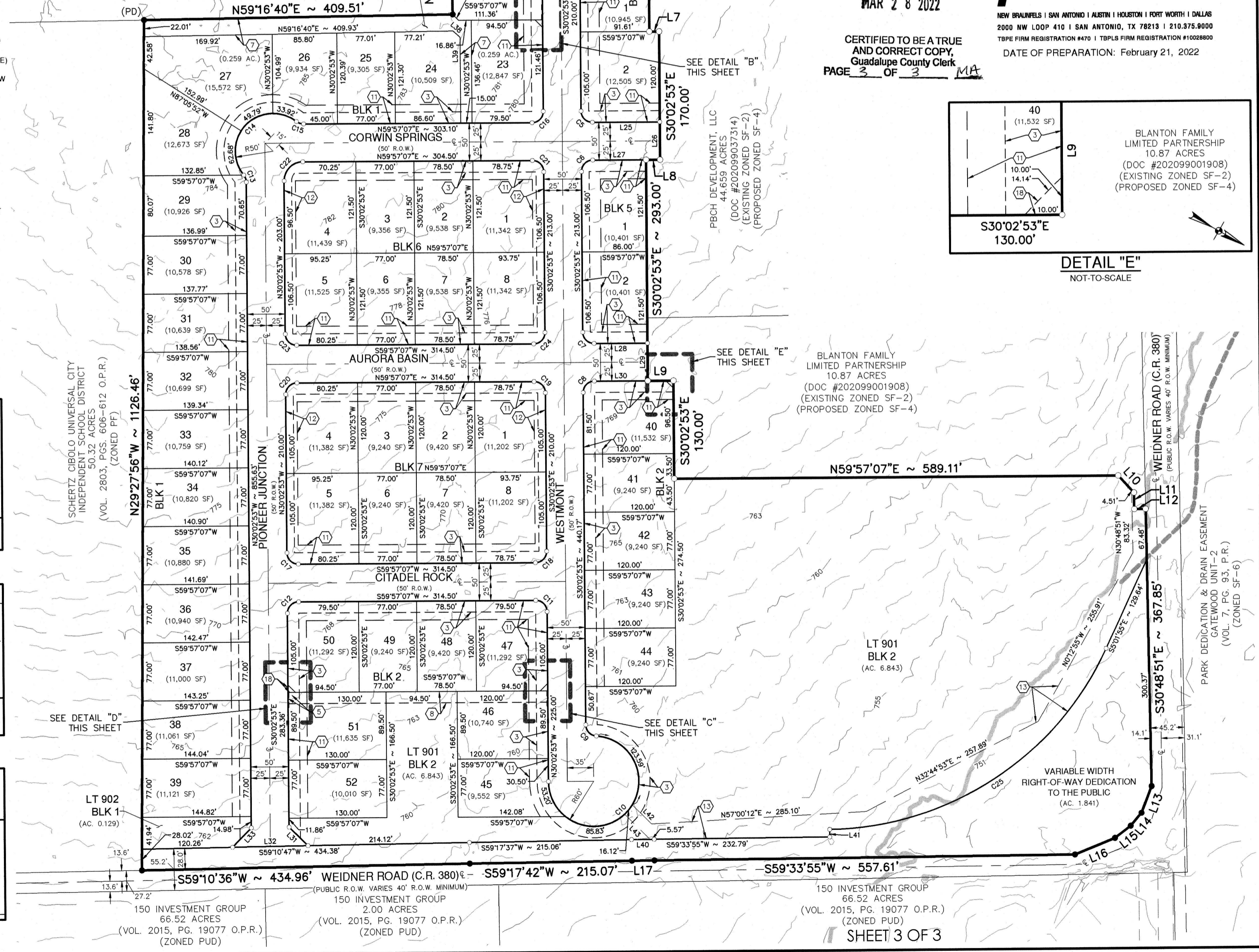


DETAIL "D" NOT-TO-SCALE



INDEX MAP SCALE: 1"= 1000'

TZ CIBOLO UNIVERSAL CITY
ENDENT SCHOOL DISTRICT
50.32 ACRES
(803, PGS. 606-612 O.P.R.)
(ZONED PF)



FINAL SUBDIVISION PLAT
OF
MESA WESTERN - UNIT 1

A 39.837 ACRE TRACT OF LAND COMPRISED OF 15.923 ACRES OUT OF A 44.659 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202099037314, 7.677 ACRES OUT OF A 10.870 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20209901908, ALL OF 3.816 ACRES DESCRIBED IN DOCUMENT NO. 201899014381, ALL OF 1.427 ACRES DESCRIBED IN DOCUMENT NO. VOL. 2074, PG. 283, ALL OF 10.910 ACRES DESCRIBED IN DOCUMENT NO. 201899024707, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED OUT OF THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT 137, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(90 SINGLE FAMILY RESIDENTIAL LOTS,
5 GREENBELT LOTS IN 7 BLOCKS)

DEVELOPER: BART SWIDER
PBCH DEVELOPMENT, LLC
1846 N. LOOP 1604 WEST, STE 200
(210) 957-3395

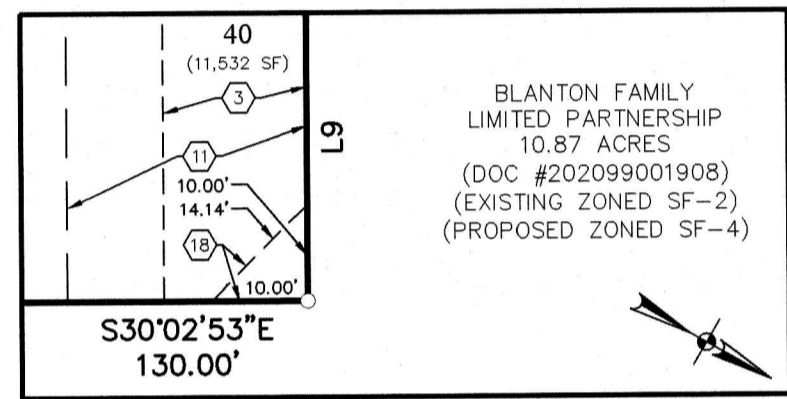
STATE OF TEXAS
COUNTY OF GUADALUPE
I do hereby certify that the foregoing is a true and correct copy as the same appears on FILE AND RECORDED in the Official Public Record of Guadalupe County, Texas, on the date and time stamped thereon.
Teresa Kiel
TERESA KIEL
Guadalupe County Clerk
By *M. Adams*, Deputy

MAR 2 8 2022

CERTIFIED TO BE A TRUE
AND CORRECT COPY,
Guadalupe County Clerk
PAGE 3 OF 3 MA

PAPE-DAWSON
ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TBPBS FIRM REGISTRATION #10028800
DATE OF PREPARATION: February 21, 2022



DETAIL "E" NOT-TO-SCALE

BLANTON FAMILY LIMITED PARTNERSHIP
10.87 ACRES
(DOC #20209901908)
(EXISTING ZONED SF-2)
(PROPOSED ZONED SF-4)

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617



October 30, 2024

City of Cibolo
Public Works
Attn: Timothy Fousse
200 S. Main Street
Cibolo, Texas 78108

Re: Mesa Western Unit 1 – Final Acceptance

Dear Mr. Fousse,

On October 14, 2024, I conducted a site visit for Mesa Western Unit 1 FA. After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Final Acceptance for the public infrastructure.

Our review does not relieve or release the Engineer of Record or Surveyor of Record from complying with all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Otto".

Christopher Otto, P.E., CFM
City Engineer

M:\687\01\01\Submittals\Construction Acceptance\240306 - Mesa Western Unit 1 - FA\241031 - Mesa Western Unit 1 FA_Draft.docx



City Council Regular Meeting Staff Report

F. Discussion/Action on submitting a grant application to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program to include two police officers and associated cost to create a Street Crimes Unit and Flock Safety Automated License Reader (ALPR) Technology to assist the department in its endeavor to reduce crime. (Chief Andres)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11F.
From	
Thedrick Andres, Chief of Police	

PRIOR CITY COUNCIL ACTION:

On October 29, 2024, the City Council approved the Cibolo Police Department to apply to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY25 Catalytic Converter Grant Program.

On March 12, 2024, the City Council received an update from Chief of Police Thedrick Andres regarding the need to enhance technology to assist in crime reduction in the City of Cibolo, including the funding to implement Automated License Recognition technology to improve its intelligence-led policing capabilities.

On April 23, 2024, the City Council authorized funding a two-year agreement with Flock Safety to install eleven Flock Safety Falcon Automated License Plate Recognition technology in various locations within the City of Cibolo at an annual cost of \$33,000.00. This was phase one of a three-phase implementation project.

BACKGROUND:

Cibolo Police Department is seeking funding from the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program to fund two Police Officers and expand the Flock Safety Automated License Reader (ALPR) Program to assist the department in its endeavor to reduce crime.

These grant-funded officers will be assigned to the Street Crimes Unit, which will work proactively to address street-level crimes such as the theft of catalytic converters. These grant-funded officers will play a pivotal role in extending the operational capabilities of the Cibolo Police Department and ensure that proactive policing measures are maintained in our hot spot crime areas at all hours of the day and night. By providing these additional personnel, this funding will facilitate targeted enforcement activities aimed at the theft of Catalytic Converters and other criminal activity occurring in the City of Cibolo, thereby contributing to our residents' and visitors' overall safety and security.

As stated previously, in the first 60 days, the Flock system has been instrumental in identifying suspect vehicles involved in several hit-and-run crashes, two incidents of mailbox damage and mail theft, and one arson case. For the month of September, the Flock system read over 920,000 vehicle license plates traversing the City of Cibolo.

Multiple cities in our region are applying for the MVCPA grant to include police officers in their efforts to suppress crime in their communities.

STAFF RECOMMENDATION:

The staff recommends approval for the Cibolo Police Department to submit a grant application for the Motor Vehicle Crime Prevention Authority (MVCPA) grant.

FINANCIAL IMPACT:

The Motor Vehicle Crime Prevention Authority requires a 20% cash match of awarded funds. If we are awarded the grant, the total cost for personnel and equipment is approximately \$427,000.00. The City of Cibolo's one-time 20% match requirement for this grant would be roughly \$85,425.00.

MOTION(S):

N/A



City Council Regular Meeting Staff Report

G. Discussion/Action to approve a Contract with D&S Concrete Contractors for the Deer Creek Drainage Repair and Stabilization and to authorize the City Manager to execute the agreement in the amount of Four Hundred Twenty-Five Thousand, Four Hundred Twelve Dollars and Zero Cents (\$425,412). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11G.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

On September 15, 2024 the City of Cibolo advertised an Intent to Bid (ITB) for the Deer Creek Drainage Repair and Stabilization. On October 11, 2024 the City held a bid opening with D&S Concrete Contractors being the lowest responsible bidder that met all requirements and within the budget allocated for this work.

Deer Creek between Dietz Road and Deer Creek Boulevard was channelized as a part of the Deer Creek subdivision development and dedicated as parkland to the City of Cibolo. The channel has begun to migrate and erode, this causes maintenance concerns since the current channel is designed to be a maintained earthen channel.

STAFF RECOMMENDATION:

City staffs recommends City Council to approve the contract with D&S Concrete Contractors for the improvement of the Deer Creek Channel.

FINANCIAL IMPACT:

This project has allocated funding through the American Rescue Plan Act (ARPA).

MOTION(S):

Motion to approve the City Manager to execute the contract with D&S Concrete Contractors for the Deer Creek Drainage Repair and Stabilization in the amount of Four Hundred Twenty-Five Thousand, Four Hundred Twelve Dollars and Zero Cents (\$425,412)

Attachments

[Deer Creek Drainage Repair and Stabilization_Bid Tab.pdf](#)

[Deek Creek Drainage - Letter of Recommendation.pdf](#)

ITEM	DESCRIPTION	UNIT	Total Cost	D&S Concrete Contractors		DirtBoys, Inc.		J3 Company, LLC	
				QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE
					\$ 425,412.0		\$ 381,508.0		\$ 569,916.0
COSA 100.1	Mobilization	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 28,000.00	\$ 28,000.00	\$ 44,000.00	\$ 44,000.00
COSA 100.2	Insurance & Bond	LS	1	\$ 7,500.00	\$ 7,500.00	\$ 8,500.00	\$ 8,500.00	\$ 12,000.00	\$ 12,000.00
COSA 103.4	Remove Concrete Slope Paving	SF	6550	\$ 6.00	\$ 39,300.00	\$ 5.00	\$ 32,750.00	\$ 8.00	\$ 52,400.00
SAWS 848	Sanitary Sewer Concrete Encasement	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00	\$ 8,000.00	\$ 8,000.00
SAWS 855	Remove and Replace Sanitary Manhole	EA	1	\$ 20,000.00	\$ 20,000.00	\$ 14,000.00	\$ 14,000.00	\$ 20,000.00	\$ 20,000.00
SAWS 900	Remove and Replace 8" Sanitary Sewer	LF	143	\$ 70.00	\$ 10,010.00	\$ 88.00	\$ 12,584.00	\$ 330.00	\$ 47,190.00
SUP 01	Remove and Replace Headwalls (Upstream)	EA	1	\$ 20,000.00	\$ 20,000.00	\$ 22,000.00	\$ 22,000.00	\$ 5,000.00	\$ 5,000.00
SUP 02	Remove and Replace Headwalls (Downstream)	EA	1	\$ 20,000.00	\$ 20,000.00	\$ 6,500.00	\$ 6,500.00	\$ 5,000.00	\$ 5,000.00
COSA 209.1	Proposed Concrete Slope Paving	SF	13996	\$ 12.00	\$ 167,952.00	\$ 12.75	\$ 178,449.00	\$ 18.50	\$ 258,926.00
SUP 03	Tree Removal	EA	3	\$ 700.00	\$ 2,100.00	\$ 2,800.00	\$ 8,400.00	\$ 2,800.00	\$ 8,400.00
SAWS 804/COSA 107.1	Embankment/Excavation	CY	950	\$ 30.00	\$ 28,500.00	\$ 16.00	\$ 15,200.00	\$ 80.00	\$ 76,000.00
COSA 540.9	Erosion Control	LS	1	\$ 13,000.00	\$ 13,000.00	\$ 9,500.00	\$ 9,500.00	\$ 5,000.00	\$ 5,000.00
COSA 540.6	Stabilized Construction Entrance	EA	2	\$ 5,000.00	\$ 10,000.00	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00
COSA 540.2	Temp. Rock Rip Rap	TONS	150	\$ 200.00	\$ 30,000.00	\$ 100.00	\$ 15,000.00	\$ 90.00	\$ 13,500.00
SAWS 869	Project Sign	LS	1	\$ 800.00	\$ 800.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
SPEC 02921	Hydromulch Seeding	Acre	1.5	\$ 7,500.00	\$ 11,250.00	\$ 10,750.00	\$ 16,125.00	\$ 4,000.00	\$ 6,000.00

October 31, 2024

City of Cibolo
Attn: Julio Gomez, MBA
CIP Manager
200 S. Main Street
Cibolo, Texas 78108

Re: City of Cibolo – Deer Creek Drainage Repair and Stabilization
Contract Award Recommendation – D&S Concrete Contractors

Mr. Gomez,

On October 11th, 2024, at 2:00 PM, bids were received and opened at City Hall for Deer Creek Drainage Repair and Stabilization. There was a total of three bids received with bid amounts ranging from \$381,508 to \$569,916 for the Base Bid. DirtBoys, Inc. was the low bidder while D&S Concrete Contractors was the second lowest bidder. Upon investigation, it was determined that DirtBoys, Inc. was not registered and/or did not have an updated SAMs registration number. Due to the funding of this project with ARPA, it is recommended that the second lowest bidder, D&S Concrete Contractor's be awarded the project.

The estimated budget for the Base Bid was \$481,280. D&S Concrete Contractors' bid was for \$425,412 for the Base Bid, which resulted in a difference of \$55,868 (11.6% below the estimated budget).

CED has reviewed the second lowest bid for the above referenced project. CED believes the second lowest bidder meets the requirements stated in the contract documents and unit prices appear to be balanced and in-line with expectations. Based on this information, CED Engineers recommends awarding the Base Bid for the Deer Creek Drainage Repair and Stabilization to D&S Concrete Contractors in the amount of \$425,412.

If you have questions or require additional information, please contact our office.

Sincerely,
Colliers Engineering and Design



Jose H. Carmona, Jr., P.E.
Department Manager



City Council Regular Meeting Staff Report

H. Discussion/Action to approve a Purchase Order with Brauntex for Asphalt in the amount of Two Hundred Thousand Dollars (\$200,000). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11H.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

City Council approved the Annual Price Agreement with Bruantex Materials during the October 15, 2024 City Council Meeting.

BACKGROUND:

This Purchase Order will provide the Public Works Street Division with asphalt for pothole and road repairs during Fiscal Year 2025.

STAFF RECOMMENDATION:

Staffs recommendation is to allow the City Manager to approve the Purchase Order as part of the FY25 Street Maintenance Plan .

FINANCIAL IMPACT:

Funding for this purchase order is allocated in the FY25 Street Maintenance Budget

MOTION(S):

I authorize the City Manager to approve a purchase order with Brauntex Materials for the purchase of asphalt for street maintenance projects in the amount of TWO HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$200,000.00)

Attachments

[FY25 Brauntex PO.pdf](#)



New Purchase Order Request

Requestor: Julio Gomez Date: 11/01/2024

Short Description of purchase: Asphalt Material

Name of Awarded Vendor: Brauntex Materials

Account #: 239-52615-000-000-0000 Amount: \$ 200,000.00 Account #: _____ Amount: \$ _____

Account #: _____ Amount: \$ _____ Account #: _____ Amount: \$ _____

PO Total: \$ 200,000.00

Purchase less than or equal to \$3,000: *Vendor required a PO*

*Department Authorization Signature: _____

Purchase greater than \$3,000 but less than \$50,000:

- Completed Exemption Form, or
- Require 3 quotes (catalog, internet, written), including
 - Show proof of two Historically Underutilized Businesses (HUB) within Guadalupe county, or
 - Only one applicable Guadalupe HUB was identified and contacted, or
 - No applicable Guadalupe County HUBs was identified.

*Department Authorization Signature: _____

If amount is greater than \$15,000 and less than \$50,000: Requires City Manager approval *taken care of by Finance

Purchase greater than \$50,000:

Competitive Bids/Proposals are required or a completed Exemption Form, and
Requires City Council approval, and
Requires 1295 Form completed by the vendor online.

*Department Authorization Signature: _____

Attached Documents:

Quotes (Contract/Proposal/email/print screen from website) must contain the following:

- o Contain vendor name with logo, address, date.
- o Description of purchase (item numbers), Quantity, Price per item and total cost.

Historically Underutilized Businesses (HUB).

- o <https://mycpa.cpa.state.tx.us/tpasscblsearch/index.jsp>

CO-OP noted on Quote if utilized in pricing (required) with contract.

Completed Exemption Form if qualified.

1295 form if contract requires council approval or is over \$1,000,000. Vendor completes form online at <https://www.ethics.state.tx.us/file>
W-9 if new vendor.

Once your Purchase Order is approved, you will be notified via email along with a copy of the PO.



City Council Regular Meeting Staff Report

I. Discussion/Action authorizing the City Manager to execute a Purchase Order from Asphalt Zipper Inc for a new Asphalt Zipper in the amount of Three Hundred Eleven Thousand, Five Hundred Sixty Dollars and Zero Cents (\$311,560.00). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 111.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

City Council Adoption of the FY25 Budget

BACKGROUND:

As part of the FY25 Budget the Public Works requested the purchase of a new Asphalt Zipper to improve Street Maintenance Operations. This item was included in the approved FY25 Budget.

STAFF RECOMMENDATION:

Allow the City Manager to executed the Purchase Order with Asphalt Zipper Inc for the purchase of a new Asphalt Zipper

FINANCIAL IMPACT:

This item will be funded using FY 25 Bonds in the amount of THREE HUNDRED ELEVEN THOUSAND, FIVE HUNDRED AND SIXTY DOLLARS (\$311, 560).

Attachments

[Asphalt Zipper Quote.pdf](#)



CONTRACT PRICING WORKSHEET
For Standard Equipment Purchases

Contract No.:

SM10-20

Date Prepared:

9/30/2024

This Form must be prepared by Contractor and given to End User. End User issues PO to Contractor, and MUST also fax a copy of PO, together with completed Pricing Worksheet, to H-GAC @ 713-993-4548. Please type or print legibly.

Buying Agency:	City of Cibolo	Contractor:	Asphalt Zipper, Inc.
Contact Person:	Russell Harville	Prepared By:	Scott Freitas
Phone:	210.585.1267	Phone:	801.847.3232
Fax:		Fax:	
Email:	rharville@cibolotx.gov	Email:	sfreitas@asphaltzipper.com

Product Code:	01AD9	Description:	Asphalt Zipper, 720X-260E, with remote and custom trailer
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A. Product Item Base Unit Price Per Contractor's H-GAC Contract: 234,900

B. Published Options - Itemize below - Attach additional sheet if necessary - Include Option Code in description if applicable
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
01AE1 30" Wheel Assist System	14,425		
01AE4 72" Enhanced Pulverizing System	16,840		
01AE7 72" Cutter Head Upgrade	6,330		
01AE9 300 Gallon Water System	6,330		
01AE14 200 hp Class Tier 4 Final System Upgrade	28,415		
		Subtotal From Additional Sheet(s):	
		Subtotal B:	72340

C. Unpublished Options - Itemize below - Attach additional sheet if necessary
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
Upgrade to: 260 HP Tier 4 Performance Engine,	24,320		
72" Wheel Assist System with Power Steering,			
Wheel Assist Water System, Starter Kit,			
2 Year Warranty, Wheel Assist Custom Trailer			
		Subtotal From Additional Sheet(s):	
		Subtotal C:	24320

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	8%
--	---	----

D. Total Cost before any other applicable Charges, Trade-Ins, Allowances, Discounts, Etc. (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	331560	=	Subtotal D:	331560
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E. Other Charges, Trade-Ins, Allowances, Discounts, Etc.

Description	Cost	Description	Cost
Less Trade-In Allowance for SN 50000365	-20,000		
		Subtotal E:	-20000

Delivery Date:		F. Total Purchase Price (D+E):	311560
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City Council Regular Meeting Staff Report

J. Discussion/Action to authorize the City Manager to execute Purchase Order from Holt Truck Centers for a new 13yd International Dump Truck in the amount of One Hundred Fifty-One Thousand, Seventy-Seven Dollars and Sixty Cents (\$151,077.60). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11J.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

City Council Adoption of the FY25 Budget

BACKGROUND:

As part of the FY25 Budget the Public Works requested the purchase of a new 13yd International Dump Truck to improve Street Maintenance Operations. This item was included in the approved FY25 Budget.

STAFF RECOMMENDATION:

Allow the City Manager to executed the Purchase Order with Holt Truck Centers for the purchase of a 13yd International Dump Truck

FINANCIAL IMPACT:

This item will be funded using FY 25 Bonds in the amount of One Hundred Fifty One Thousand Seventy Seven Dollars and Sixty Cents (\$151,077.60).

Attachments

[13yd Dump Truck Quote.pdf](#)



International Trucks is pleased to provide you with this proposal compliant with all terms of the Sourcewell Vehicles and Chassis Contract #032824-NVS awarded to Navistar, Inc for new International Trucks. If you have any questions regarding enrollment in Sourcewell or detailed contract terms and conditions, please see your International Truck sales representative.

PROPOSAL PREPARED FOR:		PROPOSAL PREPARED BY:	
Sourcewell Member:	CITY OF CIBOLO	HOLT TRUCK CENTERS	
Contact:	TIMOTHY FOUSSE	WES GONZALEZ	
Address:	200 SOUTH MAIN STREET	1380 ACKERMAN ROAD	
City/State/Zip:	CIBOLO, TX 78108	SAN ANTONIO, TX 78219	
Phone:	210-658-9900	210-661-8371	
Email:	TFOUSSE@CIBOLOTX.ORG	WES.GONZALEZ@HOLTTRUCKCENTERS.COM	

Proposal Number	15569-01
Date	10/23/2024
Quantity of this Specification	1
Single Sourcewell Transaction Total Volume	

Chassis		
New 2025 International HV607 6x4 Chassis		\$ 167,592.00
Base Chassis List	\$ 122,474.00	
Options List	\$ 45,118.00	
Sourcewell Contract Discount	31.0%	\$ (52,023.95)
Volume Incentive		\$ -
Material Price Increases		\$ -
Net Sourcewell Chassis Price		\$ 115,568.05
Sourcewell Partner Body		
		\$ -
Handling Fee	4.00%	\$ -
Non-Sourcewell Dealer Supplied Body		
LEDWELL DUMP BODY UPFIT		\$ 33,271.00
Handling Fee	5.00%	\$ 1,663.55
Additional Post Build Work		
		\$ -
Handling Fee	5.00%	\$ -
Service Contracts		
		\$ -
Additional Freight		
DELIVERY TO CITY OF CIBOLO		\$ 250.00
		\$ -
Additional Floorplan		
		\$ -
Additional Fees & Taxes		
PRE DELIVERY INSPECTION		\$ 250.00
WEIGHT SLIP		\$ 13.00
COMMERCIAL VEHICLE INSPECTION		\$ 62.00
Final Sourcewell Per Vehicle Price FOB CIBOLO		\$ 151,077.60
Final Sourcewell Total Vehicle(s) Price		\$ 151,077.60
<i>Additional Sourcewell Qualified Content</i>		
Silver Package Award		\$1,200

Terms:

Stock unit in dealer's inventory, dealer will accept a final purchase order using the current Sourcewell pricing quoted above.

Dealer placing a new orders for the Sourcewell Member, the purchase order cannot be firmed up until the unit is slotted to build with a firm build date or lineset.

Once a firm build date has been established, dealer will provide the Sourcewell Member approved pricing and a final purchase order can be accepted with firm pricing.

Dealer cannot guarantee bodies and/or equipment pricing added to the chassis for a turnkey sale until chassis is lineset.



City Council Regular Meeting Staff Report

K. Discussion/Action authorizing the City Manager to execute Purchase Order from Pro Structures for a new 100x50 Metal Storage Building in the amount of Eighty-Four Thousand, Five Hundred Ninety-Two Dollars and Forty Cents (\$84,592.40). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11K.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

City Council Adoption of the FY25 Budget

BACKGROUND:

As part of the FY25 Budget the Public Works requested the purchase of a new 100x50 Metal Storage Building for equipment and materials that cannot be stored outside. This item was included in the approved FY25 Budget.

STAFF RECOMMENDATION:

Allow the City Manager to execute the Purchase Order with Pro Structures for the purchase of a new 100x50 Metal Storage Building

FINANCIAL IMPACT:

This item will be funded using FY 25 Bonds in the amount of Eighty Four Thousand Five Hundred Ninety Two Dollars and Forty Cents (\$84,592.40).

Attachments

[Pro Structures Quote.pdf](#)



Invoice: 1730-1520-0376-8335, Oct 28, 2024

Texwin - (Carports)
800-636-4700

DEALER

ProStructures of San Antonio

10795 US 87 E, Adkins, TX 78101
(210) 757-3032
sanantonio@prostructures.net
Sales Rep: Jacob Hanks & Blake Chodrick

BILL TO

City of Cibolo, TX (Point of Contact - Russell Harville)

P.O. Box 826
Cibolo, TX 78108
(210) 585-1267
rharville@cibolotx.gov

DELIVERY INFORMATION

108 Cibolo Dr
Cibolo, TX 78108

Installation Surface: Concrete
Building Permit No X
Concrete Permit No X
Power Available No X
Site Ready No X
Jobsite Level Yes ✓

STYLE

Carport

ROOF STYLE

Vertical Standard (Best)

SIZE

50' x 100' x 20'
Width Length Leg Height

COLORS / MATERIALS

Siding Galvalume
Trim Galvalume
Roof Galvalume

NOTES

Description	QTY	PRICE	MSRP	
Base Price: 50'x100	1	\$61,250.00	- You Saved	\$47,688.00
Installation Surface: Concrete	1	-	Subtotal	\$84,592.40
Roof Style: Vertical Standard (Best)	1	-	+ Tax (0%)	\$0.00
Roof Pitch: 3/12 (Standard)	1	-	Total Order Amt	\$84,592.40
Trusses: Certified Building	1	-	Deposit Required to Order	\$16,438.48
Leg Style: Ladder Legs	1	-	Schedule Deposit	\$34,076.96
Engineer Certified: Certified 145 MPH/20	1	-	Final Balance Due at Installation	\$34,076.96
Leg Height: 20'	1	\$25,095.00	Updated Balance (if applicable)	
Left Side: Fully Enclosed - Siding: Vertical	1	\$8,467.50	Date	
Right Side: Fully Enclosed - Siding: Vertical	1	\$8,467.50		
Front End: Fully Enclosed - Siding: Vertical	1	\$7,970.00		

Continued on next page

CUSTOMER ORDER SIGNATURE

DATE

Signed by:

10/31/2024

DEALER / MFR SIGNATURE

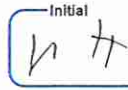
DATE

Customer was present for the unit's installation and accepts the unit as installed. View terms page for more details.

CUSTOMER INSTALL SIGNATURE

DATE

Invoice: 1730-1520-0376-8335, Oct 28, 2024

Initial


Texwin - (Carports)
 800-636-4700

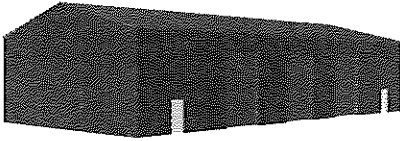
Description	QTY	PRICE
Continued from previous page		
Back End: Fully Enclosed - Siding: Vertical	1	\$7,970.00
Approximate Peak Height: 26'3"	1	-
Headers for Roll Up Door	3	\$1,050.00
Doors & Windows		
Walk-In Door (36x80) - Corner Style: Square (Traditional) - Color: White	2	\$530.00
10'x16' Chain Hoist Rollup Door* - Corner Style: Square (Traditional) - Color: AG Galvalume	3	\$8,114.40
Additional Options & Fees		
Telescopic Lift (required when: width is 12-24' and legs are 15' or higher; width is 26'-30' and legs are 15' or higher; when width is 32'-60'; Roof Pitch is 6/12 and legs are 11' or higher) +\$2,400 if provided by Texwin (for buildings over \$15,000)		\$2,400.00
Additions & Adjustments		
40% October Sale 40.00%	1	-\$47,688.00
Painted Roll Up Doors (Galvalume)	1	\$966.00

Invoice: 1730-1520-0376-8335, Oct 28, 2024

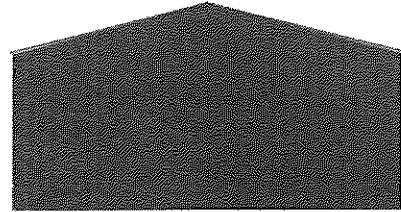
Texwin - (Carports)
800-636-4700

BUILDING IMAGES

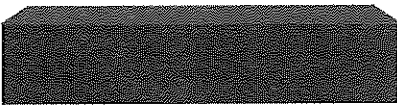
Initial
N H



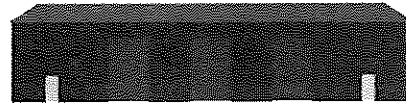
Perspective View



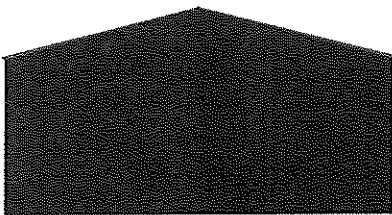
Front



Left Side



Right Side

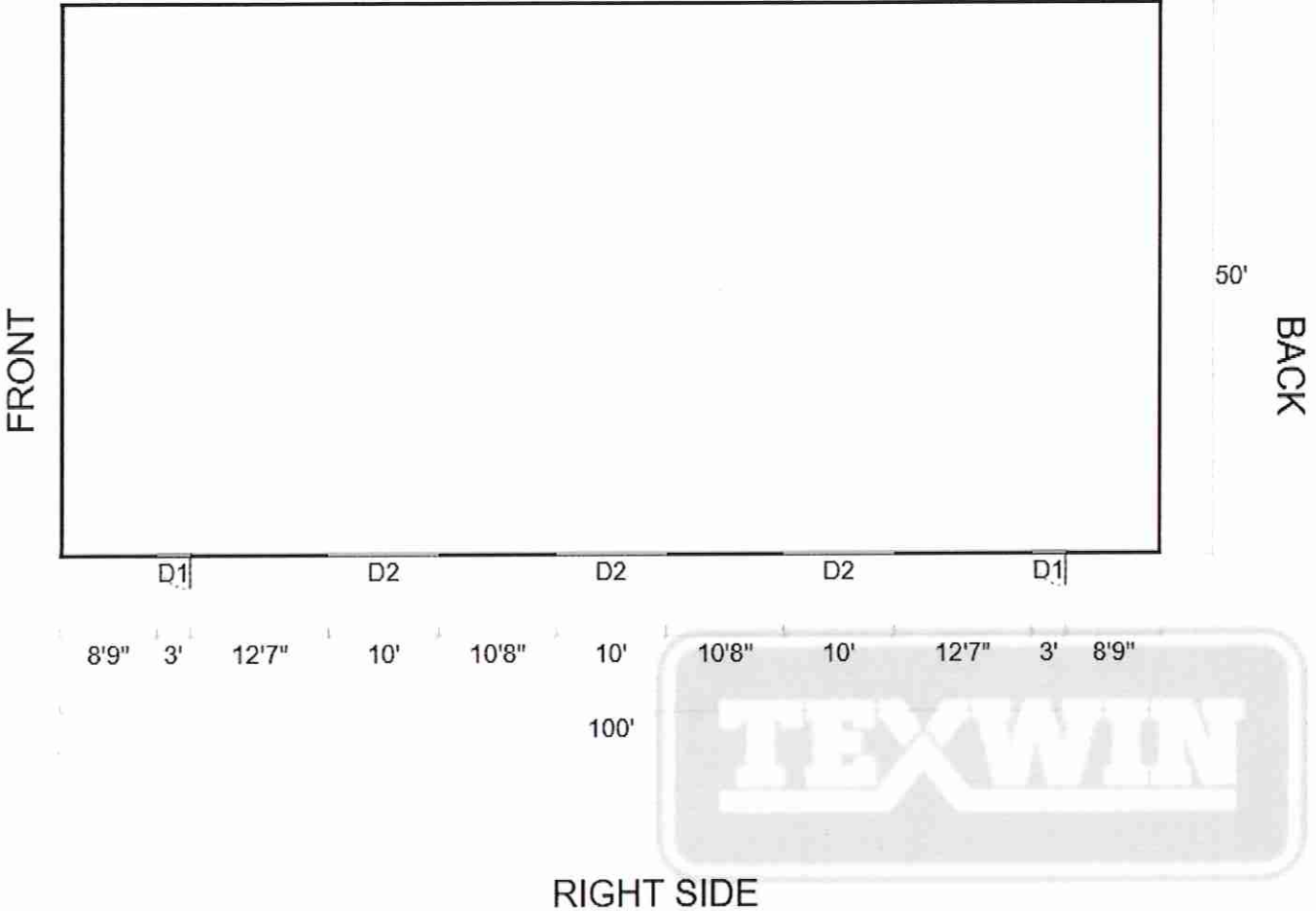


Back

Invoice: 1730-1520-0376-8335, Oct 28, 2024

Texwin - (Carports)
800-636-4700

LEFT SIDE



□ = 1'

SYMBOL LEGEND	
	Walk-In Door (36x80)
	10'x16' Chain Hoist Rollup Door*
	Closed Wall

Signed by: 
C0A257EA2CA8440...

10/31/2024



Customer Contract

Terms and Conditions of Sale

By signing this contract you agree to our Terms and Conditions of Sale available at www.texwin.com/terms-and-conditions and attached in full to this contract. We encourage you to read them before signing and draw your attention to the following points;

Revising or Cancelling an Order

Provided we have not commenced manufacturing, delivery, or installation, you may revise or cancel your order within 7 days by emailing support@texwin.com. After 7 days, revisions may incur a 10% fee, and cancellations will result in loss of deposit.

Site Preparation

If you choose to not use us for permitting or concrete services, you'll be responsible for preparing the Job Site and securing all necessary permits and approvals.

Site Conditions

If there is delay due to you or unsuitable conditions at the Job Site, we will unload the products, and all unpaid amounts must be paid. A 10% return trip fee will apply.

Site Access

We may charge you an additional 4% Hand Haulage Fee if we have to carry a product more than 50 feet to the Job Site.

Ground Anchors

We will make reasonable efforts to install ground anchors if your product includes anchoring, however if difficult terrain prevents installation you will be solely responsible for their installation.

Product Warranty

1-Year Warranty: Covers material defects, workmanship, and leakage from the date of delivery and installation.

10-Year Warranty: Covers rust-through from the date of delivery and installation, provided the product is installed on concrete.

Product Variations

We assume no responsibility and make no warranty or guarantees that our products will be free of any color, size, or other cosmetic variations.

Human Habitation

Our products are not intended for human habitation.

Indemnification

You agree to indemnify and hold us harmless from any damages, costs, fees, fines, or other losses due to your failure to provide accurate information or obtain necessary permits or approvals; property damage or personal injury at the Job Site; damage to and/or from underground systems, services and/or utilities and; delays caused by you or Job Site conditions.

Order Details

Invoice # 1730-1520-0376-8335

Date 10-28-2024

Customer Details

Name City of Cibolo, TX

Phone 210-585-1267

Email rharville@cibolotx.gov

Payment Details

Credit/Debit Cash Check
Finance Rent to Own

Job Site Details

Do you require Country or City Permit, or HOA or POA Approval? Yes No N/A

Is the Job Site leveled, safe and suitable? Yes No N/A

Can we drive within 50 feet of the Job Site? Yes No N/A

Is there at least 3 feet of clearance around all sides of the Job Site? Yes No N/A

Are there any overhead power lines within 50 feet of the Job Site? Yes No N/A

Are there any underground systems, services and/or utilities within 50 feet of the Job Site? Yes No N/A

Is 110v power available at the Job Site? Yes No N/A

Will you or an adult will be at the Job Site to confirm placement? Yes No N/A

Signed by: 
Customer Signature

10/31/2024
Date

Sales & Design Consultant Signature

Date



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Terms and Conditions of Sale

THE GENERAL STUFF

By placing an Order with Us, You are accepting these Terms & Conditions of Sale ("Terms"), which may change at any time and without notice. Any reference to:

- "Day" means any calendar day, other than a public holiday in the state Your Order is placed;
- "Deposit" means the deposit paid by You when placing Your Order;
- "Difficult Terrain" means any terrain that contains rock, underground systems, services and/or utilities;
- "Events Outside Our Control" means acts of God, fire, flood, lightning, storms, natural disasters, explosions, national emergencies, health crises, governmental actions, acts of war, terrorist threats or acts, riots or civil unrest, revolution or insurrections, labor disputes, major traffic incidents, restraints or delays affecting carriers, unavailability of product from suppliers, telecommunication breakdowns, power outages or other events not reasonably within Our control;
- "Ground Anchor" means a device that secures Our Product to the Job Site;
- "Hand Haulage Fee" means a fee for carrying Our Product by hand;
- "Inspection Period" means Your inspection of the Products within 90 Days of delivery or installation and/or Your inspection of the performed Services within 90 Days of completion (as applicable);
- "Job Site" means the location specified on Your Order;
- "Order" means any order for Products or Services placed in person, over the phone, via text message, or via Our website;
- "Products" means all products provided by Us;
- "Product Warranty" means the product warranty detailed in the Product Warranty clause below;
- "Return Trip Fee" means a fee for revisiting the Job Site;
- "Revision Fee" means a fee for revisions, as detailed in the Revising or Cancelling an Order clause below;
- "Services" means all services provided by Us;
- "Services Warranty" means the services warranty detailed in the Services Warranty clause below;
- "Texwin", "Us", "Our" or "We" means Texwin Acquisition Holdings LLC, including our representatives, affiliates, agents, employees, contractors, and subcontractors; and
- "You" or "Your" means you, including all your affiliates, agents, employees, contractors, and subcontractors.

You must obtain Our prior written consent if You wish to resell any of our Products or Services.

PLACING AN ORDER

You may purchase Products or Services by placing an Order with Us. We may accept or decline, in whole or in part, Your Order. Quotes provided by Us expire on the date stated or otherwise 30 Days after issue. We may revise or withdraw any quote before an Order is placed.

PRICE AND PAYMENT TERMS

Prices and payment terms for Our Products or Services are specified in Your Order. Prices do not include any sales, use, or other taxes, and You are responsible for paying any such amounts.

Late payments will incur an interest charge of 2% per month or the highest rate permissible under law. You will be responsible for any costs associated with the collection of any unpaid or overdue amounts, including attorneys' fees and court costs.

REVISING OR CANCELLING AN ORDER

Provided We have not commenced manufacturing, delivery, or installation of Your Order, You may revise Your Order up to 7 Days after it has been placed by emailing support@texwin.com. Revisions made after this time may be subject to a 10% Revision Fee. If We have commenced manufacturing, delivery, or installation We may, at Our election, refuse to revise Your Order. Any revisions that reduce the value of Your original Order by more than 25% may be treated as a cancellation.

Provided We have not commenced manufacturing, delivery, or installation of Your Order, You may cancel Your Order up to 7 Days after it has been placed by emailing support@texwin.com. If Your Deposit was paid by credit card, We will refund Your Deposit less a 3% credit card processing fee. After that time, and provided We have not commenced manufacturing, delivery, or installation, You may cancel Your Order, however Your Deposit will not be refunded. If We have commenced manufacturing, delivery, or installation You may cancel Your Order by paying all unpaid amounts owing by You to Us.

We may terminate Your Order with immediate effect, or suspend the delivery of any Products or Services, if You (a) fail to pay any amount when due; (b) have not otherwise performed or complied with any provisions of Your Order or these Terms; or (c) become insolvent, file a petition for bankruptcy, or commence proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors.

DELIVERY AND INSTALLATION

We will deliver and install the Products or perform the Services at the Job Site. Risk in, and the responsibility to care for, the Products will pass to You upon delivery. Title to the Products will pass to You when all unpaid amounts owing by You are received by Us.

Unless You engage us to perform permitting services or concreting services, You will be responsible for preparing the Job Site and obtaining all necessary permits and approvals.

We will use reasonable efforts to deliver and install the Products or perform the Services in the area requested by You, provided there is a minimum 3-foot clearance around the perimeter of the Job Site and the Job Site is level, safe, and otherwise suitable. We will use reasonable efforts to deliver and install the Products or perform the Services by the date requested, however failure to do so does not give You the right to cancel or terminate Your Order or refuse to pay Us.

If Our delivery, installation or performance is delayed because of You or unsuitable conditions at the Job Site, We will unload the Products at the Job Site and all unpaid amounts owing by You to Us must be paid. We will return to the Job Site to install the Products or perform the Services once You have paid a 10% Return Trip Fee. We will not be liable for any failure or delay in performing any obligation when and to the extent caused by Events Outside Our Control.

We may also charge You an additional 4% Hand Haulage Fee if We have to carry a Product more than 50 feet to the Job Site.

We will use reasonable efforts to install Ground Anchors if Your Product includes anchoring, however, if We are unable to install Ground Anchors due to Difficult Terrain, You will remain solely responsible for the installation of such Ground Anchors. Our inability to install Ground Anchors due to Difficult Terrain does not give You the right to cancel or terminate Your Order or refuse to pay Us.



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Terms and Conditions of Sale

INSPECTIONS AND ACCEPTANCE

You will be deemed to have accepted the Products and Services unless You, within the Inspection Period, reasonably determine that the Products or Services don't conform with the requirements in the Order by emailing support@texwin.com. Should We reasonably verify Your claim, We will replace or repair such non-conforming Products or Services or otherwise promptly rectify the nonconformity. Except for the limited Product Warranty and Services Warranty described below, the remedies described here are Your exclusive remedies for nonconforming Products and Services.

LIMITED WARRANTIES

We will not be liable for a breach of either the Product Warranty or the Services Warranty unless: (a) You send an email to support@texwin.com detailing the nature of the defect during the applicable warranty period; (b) We are given a reasonable opportunity to examine the alleged defect, if requested by Us; and (c) We reasonably verify Your claim. All warranties are non-transferrable.

Product Warranty

We provide a limited warranty on our Products. We warrant that our Product will: (a) be free from material defects in materials and workmanship under normal use for a period of 1 year from the date of delivery and installation; (b) not leak for a period of 1 year from the date of delivery and installation; and (c) not rust through for a period of 10 years from the date of delivery and installation, provided the Product was installed on concrete.

We won't be liable for a breach of the Product Warranty: (a) for materials provided by You or any third party; (b) if You alter the Product or attach other materials to the Product; (c) if the Product has been subjected to misuse, excessive external forces, negligence, accident, or Events Outside Our Control; (d) for used Products; or (e) for normal wear and tear, corrosion, or erosion of the Product.

Subject to the restrictions above, Your remedies for breach of the Product Warranty is, at Our election, either the: (a) repair or replacement of the Product (or the defective part); or (b) a credit or refund of the price of the Product (or the defective part).

Services Warranty

We provide a limited warranty on Our Services. We warrant that the Services will be performed: (a) by qualified personnel in a professional and workmanlike manner; and (b) in accordance with generally accepted industry standards and practices. We will only be liable for a breach of this Services Warranty during the Inspection Period. Subject to the restrictions above, Your remedy for breach of the Services Warranty is, at our election, either the: (a) reperformance of the Services; or (b) a credit or refund of any amounts paid under the applicable Order for such nonconforming Services.

Warranty Disclaimer

Except for the limited Product Warranty and Services Warranty described above, We make no warranty whatsoever with respect to the Job Site or Our Products or Services. Without limiting the foregoing: (a) We assume no responsibility and make no warranty or guarantees that Our Products will be free of any color, size, or other cosmetic variations; (b) We make no warranty of merchantability, warranty of fitness for a particular purpose, warranty of title, or warranty against infringement, whether express or implied by law, course of dealing, course of performance, usage of trade or otherwise; and (c) Our Products are not intended for human habitation.

Products manufactured by a third party may constitute, contain, be contained in, incorporated into, or attached to Our Products. For the avoidance of doubt, We make no representations or warranties with respect to any third-party product, including any warranty of merchantability, warranty of fitness for a particular purpose, warranty of title, warranty against infringement, whether express or implied by law, course of dealing, course of performance, usage of trade or otherwise.

LIMITATION OF LIABILITY

In no event will We be liable to You or any third party for any loss of use, revenue or profit or diminution in value, or for any consequential, indirect, incidental, special, exemplary, or punitive damages whether arising out of breach of contract, tort (including negligence) or otherwise, including in connection with the Job Site, Our Products, the delivery or installation of Our Products, or Our Services, regardless of whether such damages were foreseeable and whether or not We had been advised of the possibility of such damages, and notwithstanding the failure of any agreed or other remedy of its essential purpose. In no event will Our aggregate liability arising out of or related to these terms or any Order, whether arising out of or related to breach of contract, tort (including negligence) or otherwise, exceed the total of the amounts paid by You to Us for the Products and Services under the applicable Order.

INDEMNIFICATION

You agree that You will indemnify and hold Us harmless from any damages, costs, fees, fines, or other losses arising from: (a) Your failure to provide accurate and complete information; (b) Your failure to obtain the necessary permits or approvals for the Job Site; (c) property damage or personal injury resulting from conditions at the Job Site; (d) any damage to and/or from underground systems, services and/or utilities; and (e) any delay caused by You or conditions at the Job Site.

PRIVACY

Our collection and processing of personal information is governed by Our Privacy Policy, available at www.texwin.com/privacy.

GOVERNING LAW

The Terms are governed by the laws of the State of Texas, and You agree to submit to the exclusive jurisdiction of the courts of Van Zandt County, Texas.



City Council Regular Meeting Staff Report

L. Discussion/Action authorizing the City Manager to execute a Purchase Order from Tellus Equipment Services for a new John Deere 5075E Cab Utility Tractor/John Deere FC 10R Flex Wing Rotary Cutter in the amount of Sixty Thousand Six Hundred Sixty-Three Dollars and Eighty-Two Cents (\$60,663.82). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11L.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

City Council Adoption of the FY25 Budget

BACKGROUND:

As part of the FY25 Budget the Public Works requested the purchase of a new John Deere 5075E Cab Utility Tractor/John Deere FC 10R Flex Wing Rotary Cutter to improve Drainage Maintenance Operations. This item was included in the approved FY25 Budget.

STAFF RECOMMENDATION:

Allow the City Manager to executed the Purchase Order with Tellus Equipment Services for the purchase of a new John Deere 5075E Cab Utility Tractor/John Deere FC 10R Flex Wing Rotary Cutter

FINANCIAL IMPACT:

This item will be funded using FY25 Drainage Tax Fund in the amount of Sixty Thousand Six Hundred Sixty Three Dollars and Eighty Two Cents (\$60,663.82).

Attachments

[John Deere 5075E Quote.pdf](#)



Quote Id: 31810812

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com

Prepared For:
City Of Cibolo

Proposal For:
City Of Cibolo

Delivering Dealer:

Klinton Goerdel

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155

OnlineSales@tellusequip.com

Quote Prepared By:

Klinton Goerdel

kgoerdel@tellusequip.com

Date: 10 October 2024

Offer Expires: 09 November 2024

Confidential



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 Tellus Equipment Solutions
 3030 N. Austin Street
 Seguin, TX 78155
 830-379-5477
 OnlineSales@tellusequip.com

Quote Summary

Prepared For:
 City Of Cibolo
 TX

Delivering Dealer:
 Tellus Equipment Solutions
 Klinton Goerdel
 3030 N. Austin Street
 Seguin, TX 78155
 Phone: 830-379-5477
 kgoerdel@tellusequip.com

**USED EQUIPMENT SOLD AS IS WHERE IS.
 NO WARRANTY IS WRITTEN OR IMPLIED
 UNLESS REMAINING FACTORY WARRANTY
 IS TRANSFERABLE.
 CONSULT YOUR SALES TEAM FOR
 DETAILS.**

Quote ID: 31810812
 Created On: 10 October 2024
 Last Modified On: 10 October 2024
 Expiration Date: 09 November 2024

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 5075E Cab Utility Tractor Contract: TX BuyBoard Grounds Mtno Equip, Irrigation 706-23 (PG 67 CG 70) Price Effective Date: September 25, 2024	\$ 66,059.28	\$ 57,926.57 X	1 =	\$ 57,926.57
JOHN DEERE FC10R Flex Wing Rotary Cutter Contract: TX BuyBoard Grounds Mtno Equip, Irrigation 706-23 (PG 67 CG 70) Price Effective Date: September 25, 2024	\$ 33,425.00	\$ 25,737.25 X	1 =	\$ 25,737.25
Equipment Total				\$ 83,663.82

Trade In Summary	Qty	Each	Extended
2016 JOHN DEERE 390 HEAVY DUTY MOWER - 1P00390XLGC011499 PayOff	1	\$ 1,500.00	\$ 1,500.00
Total Trade Allowance			\$ 1,500.00
2016 LANDPRIDE RC6510 - 118004 PayOff	1	\$ 2,500.00	\$ 2,500.00
			\$ 0.00

Salesperson : X _____

Accepted By : X _____



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com

Total Trade Allowance		\$ 2,500.00
JOHN DEERE 5065E TRACTOR - 1py5065ecgg101704	1 \$ 19,000.00	\$ 19,000.00
PayOff		\$ 0.00
Total Trade Allowance		\$ 19,000.00
Trade In Total		\$ 23,000.00

Quote Summary

Equipment Total	\$ 83,663.82
Trade In	\$ (23,000.00)
SubTotal	\$ 60,663.82
Est. Service Agreement Tax	\$ 0.00
Total	\$ 60,663.82
Balance Due	\$ 60,663.82

Salesperson : X _____

Accepted By : X _____



Selling Equipment



Quote Id: 31810812 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 Tellus Equipment Solutions
 3030 N. Austin Street
 Seguin, TX 78155
 830-379-5477
 OnlineSales@tellusequip.com

JOHN DEERE 5075E Cab Utility Tractor

Hours: Suggested List *
 Stock Number: \$ 66,059.28
 Contract: TX BuyBoard Grounds Mtn Equip, Irrigation Selling Price *
 706-23 (PG 67 CG 70) \$ 57,926.57
 Price Effective Date: September 25, 2024

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
08C1LV	5075E Cab Utility Tractor	1	\$ 44,548.00	13.00	\$ 5,791.24	\$ 38,756.76	\$ 38,756.76
Standard Options - Per Unit							
183N	JDLink™ Modem	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
0202	United States	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English Operator's Manual	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	Less Package	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
1381	PowrReverser™ 12F/12R Transmission with 540/540E PTO	1	\$ 3,354.00	13.00	\$ 436.02	\$ 2,917.98	\$ 2,917.98
1725	Loader Prep Package	1	\$ 1,767.00	13.00	\$ 229.71	\$ 1,537.29	\$ 1,537.29
2050	Standard Cab	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
3310	Single Mechanical Stackable Rear SCV	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
3420	Dual Mid Valves with Mechanical Joystick Control	1	\$ 1,456.00	13.00	\$ 189.28	\$ 1,266.72	\$ 1,266.72
5185	16.9-28 In. 6PR R1 Bias	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
6040	Mechanical Front Wheel Drive (MFWD)	1	\$ 6,632.00	13.00	\$ 862.16	\$ 5,769.84	\$ 5,769.84
6111	11.2-24 10PR R1 Bias	1	\$ 1,416.00	13.00	\$ 184.08	\$ 1,231.92	\$ 1,231.92
Standard Options Total			\$ 14,625.00		\$ 1,901.25	\$ 12,723.75	\$ 12,723.75
Dealer Attachments/Non-Contract/Open Market							
AL80127	Rear Mirror Mechanical - Right	1	\$ 222.20	13.00	\$ 28.89	\$ 193.31	\$ 193.31
AL80126	Rear Mirror Mechanical - Left	1	\$ 222.20	13.00	\$ 28.89	\$ 193.31	\$ 193.31
BXX10690	2nd Rear SCV for CAB	1	\$ 799.70	13.00	\$ 103.96	\$ 695.74	\$ 695.74
R127764	Weight, front suitcase 43 kg (95 lb) quantity of one	8	\$ 155.10	13.00	\$ 20.16	\$ 1,079.52	\$ 1,079.52



Selling Equipment



Quote Id: 31810812 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 Tellus Equipment Solutions
 3030 N. Austin Street
 Seguin, TX 78155
 830-379-5477
 OnlineSales@tellusequip.com

R262449	Front Weight Support, 55kg (121 lb)	1	\$ 675.88	13.00	\$ 87.86	\$ 588.02	\$ 588.02
BSJ10638	LED Beacon Light Kit - Cab	1	\$ 225.50	13.00	\$ 29.32	\$ 196.18	\$ 196.18
open market	open market rock guard	1	\$ 3,500.00	0.00	\$ 0.00	\$ 3,500.00	\$ 3,500.00
Dealer Attachments Total			\$ 6,886.28		\$ 440.20	\$ 6,446.08	\$ 6,446.08
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 66,059.28		\$ 8,132.69	\$ 57,926.59	\$ 57,926.59

JOHN DEERE FC10R Flex Wing Rotary Cutter

Equipment Notes: Suggested List *
 Hours: \$ 33,425.00
 Stock Number: Selling Price *
 Contract: TX BuyBoard Grounds Mtnc Equip, Irrigation \$ 25,737.25
 706-23 (PG 67 CG 70)

Price Effective Date: September 25, 2024

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
22E0P	FC10R Flex Wing Rotary Cutter	1	\$ 31,168.00	23.00	\$ 7,168.64	\$ 23,999.36	\$ 23,999.36
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1210	Torsional Suspension	1	\$ 1,417.00	23.00	\$ 325.91	\$ 1,091.09	\$ 1,091.09
3336	6 Foam-Filled Tires - (Double tires on center and wing) - Severe duty ag tires	1	\$ 840.00	23.00	\$ 193.20	\$ 646.80	\$ 646.80
3511	540 RPM Driveline - Cat 6	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
5120	Ball Type Hitch	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
5280	Rigid Casting Tongue	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 2,257.00		\$ 519.11	\$ 1,737.89	\$ 1,737.89
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 33,425.00		\$ 7,687.75	\$ 25,737.25	\$ 25,737.25



JOHN DEERE

Selling Equipment



TELLUS

Quote Id: 31810812 Customer Name:

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com



Trade-in



Quote Id: 31810812 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

2016 JOHN DEERE 390 HEAVY DUTY MOWER	
SN# 1P00390XLGC011499	
Machine Details	
Description	Net Trade Value
2016 JOHN DEERE 390 HEAVY DUTY MOWER	\$ 1,500.00
SN# 1P00390XLGC011499	
Your Trade In Description	
FLAIL MOWER	
Total	\$ 1,500.00

Warranty Coverage			
BASIC WARRANTY	BASIC 12M	01-Jun-2017	0

2016 LANDPRIDE RC6510	
SN# 118004	
Machine Details	
Description	Net Trade Value
2016 LANDPRIDE RC6510	\$ 2,500.00
SN# 118004	
Stock Number :	
Your Trade In Description	
10FT BATWING OFFSET MOWER	
PayOff	\$ 0.00
Total	\$ 2,500.00

JOHN DEERE 5065E TRACTOR	
SN# 1py5065ecgg101704	



JOHN DEERE

Trade-in



Quote Id: 31810812 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

Machine Details	
Description	Net Trade Value
JOHN DEERE 5065E TRACTOR	\$ 19,000.00
SN# 1py5065ecgg101704	
Stock Number :	
Your Trade In Description	
tractor	
PayOff	\$ 0.00
Total	\$ 19,000.00



City Council Regular Meeting Staff Report

M. Discussion/Action authorizing the City Manager to execute a Purchase Order from Tellus Equipment Services for a new John Deere 5100E Cab Tractor/John Deere FC 15M Flex Wing in the amount of Seventy-Seven Thousand Five Hundred Three Dollars and Fifty-Nine Cents (\$77,503.59). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11M.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

City Council Adoption of the FY25 Budget

BACKGROUND:

As part of the FY25 Budget the Public Works requested the purchase of a new John Deere 5100E Cab Tractor/John Deere FC15M Flex Wing to improve Drainage Maintenance Operations. This item was included in the approved FY25 Budget.

STAFF RECOMMENDATION:

Allow the City Manager to executed the Purchase Order with Tellus Equipment Services for the purchase of a new John Deere 5100E Cab Tractor/John Deere FC15M Flex Wing

FINANCIAL IMPACT:

This item will be funded using FY25 Drainage Tax Fund in the amount of Seventy Seven Thousand Five Hundred Three Dollars and Fifty Nine Cents (\$77,503.59).

Attachments

[John Deere 5100E Quote.pdf](#)



Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

Vendor: Deere & Company

- 2000 John Deere Run
Cary, NC 27513

For any questions, please contact:

Klinton Goerdel

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155

Tel: 830-379-5477

Fax: 830-379-2693

Email: kgoerdel@tellusequip.com

- Signature on all LOIs and POs with a signature line
- Contract name or number; or JD Quote ID
- Sold to street address
- Ship to street address (no PO box)
- Bill to contact name and phone number
- Bill to address
- Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- Membership number if required by the contract

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

Quote Id: 31737833

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com

Prepared For:
City Of Cibolo

Proposal For:
City Of Cibolo

Delivering Dealer:

Klinton Goerdel

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155

OnlineSales@tellusequip.com

Quote Prepared By:

Klinton Goerdel

kgoerdel@tellusequip.com



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 Tellus Equipment Solutions
 3030 N. Austin Street
 Seguin, TX 78155
 830-379-5477
 OnlineSales@tellusequip.com

Quote Summary

Prepared For:
 City Of Cibolo
 TX

Delivering Dealer:
 Tellus Equipment Solutions
 Klinton Goerdel
 3030 N. Austin Street
 Seguin, TX 78155
 Phone: 830-379-5477
 kgoerdel@tellusequip.com

**USED EQUIPMENT SOLD AS IS WHERE IS.
 NO WARRANTY IS WRITTEN OR IMPLIED
 UNLESS REMAINING FACTORY WARRANTY
 IS TRANSFERABLE.
 CONSULT YOUR SALES TEAM FOR
 DETAILS.**

Quote ID: 31737833
 Created On: 26 September 2024
 Last Modified On: 15 October 2024
 Expiration Date: 24 October 2024

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 5100E Cab Tractor	\$ 92,233.98	\$ 75,631.86 X	1 =	\$ 75,631.86
Contract: TX BuyBoard Grounds Mtns Equip, Irrigation 706-23 (PG 67 CG 70)				
Price Effective Date: September 25, 2024				
JOHN DEERE FC15M Flex Wing Rotary Cutter	\$ 34,249.00	\$ 26,371.73 X	1 =	\$ 26,371.73
Contract: TX BuyBoard Grounds Mtns Equip, Irrigation 706-23 (PG 67 CG 70)				
Price Effective Date: September 25, 2024				
Equipment Total				\$ 102,003.59

Trade In Summary	Qty	Each	Extended
2007 JOHN DEERE 5603 TRACTOR - lv5603r268335	1	\$ 20,000.00	\$ 20,000.00
PayOff			\$ 0.00
Total Trade Allowance			\$ 20,000.00
2007 JOHN DEERE HX15 ROTARY CUTTER - W0HX15E013646	1	\$ 4,500.00	\$ 4,500.00
PayOff			\$ 0.00

Salesperson : X _____

Accepted By : X _____



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Tellus Equipment Solutions
 3030 N. Austin Street
 Seguin, TX 78155
 830-379-5477
 OnlineSales@tellusequip.com

Total Trade Allowance	\$ 4,500.00
Trade In Total	\$ 24,500.00

Quote Summary

Equipment Total	\$ 102,003.59
Trade In	\$ (24,500.00)
SubTotal	\$ 77,503.59
Est. Service Agreement Tax	\$ 0.00
Total	\$ 77,503.59
Balance Due	\$ 77,503.59

Salesperson : X _____

Accepted By : X _____



JOHN DEERE

Selling Equipment



Quote Id: 31737833

Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com

JOHN DEERE 5100E Cab Tractor

Hours:

Suggested List *

Stock Number:

\$ 92,233.98

Contract: TX BuyBoard Grounds Mtn Equip, Irrigation
706-23 (PG 67 CG 70)

Selling Price *

\$ 75,631.86

Price Effective Date: September 25, 2024

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
697RP	5100E Cab Tractor	1	\$ 78,776.00	18.00	\$ 14,179.68	\$ 64,596.32	\$ 64,596.32
Standard Options - Per Unit							
182A	Less AutoTrac™/ Less ISOBUS	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
183N	JDLINK™ Modem	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
0202	United States	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English Operator's Manual	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	Less Package	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
1381	12F x 12R PowrReverser™ Transmission	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
1725	Loader Prep Package	1	\$ 2,085.00	18.00	\$ 375.30	\$ 1,709.70	\$ 1,709.70
1950	Less Application	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
2050	Standard Cab	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
2120	Air Suspension Seat	1	\$ 888.00	18.00	\$ 159.84	\$ 728.16	\$ 728.16
3025	Deluxe Corner Post Exhaust	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
3330	Triple Stackable Rear Valve with Lever Controls	1	\$ 1,069.00	18.00	\$ 192.42	\$ 876.58	\$ 876.58
3420	Dual Mid Valves with Mechanical Joystick Control	1	\$ 1,554.00	18.00	\$ 279.72	\$ 1,274.28	\$ 1,274.28
3820	Two Speed PTO - 540/540E rpm	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
5112	18.4-30 In. 8PR R1 Bias	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
6040	MFWD (Mechanical Front Wheel Drive) Front Axle	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
6118	12.4-24 In. 8PR R1 Bias	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 5,596.00		\$ 1,007.28	\$ 4,588.72	\$ 4,588.72
Technology Options/Non-Contract/Open Market							
1900	Less Display	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00



JOHN DEERE

Selling Equipment



Quote Id: 31737833 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

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 Tellus Equipment Solutions
 3030 N. Austin Street
 Seguin, TX 78155
 830-379-5477
 OnlineSales@tellusequip.com

1880	Less Receiver	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
	Technology Options Total		\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Dealer Attachments/Non-Contract/Open Market							
BSJ10264	Right Hand Door Kit (CAB ONLY)	1	\$ 471.90	18.00	\$ 84.94	\$ 386.96	\$ 386.96
AL80127	Rear Mirror Mechanical - Right	1	\$ 222.20	18.00	\$ 40.00	\$ 182.20	\$ 182.20
AL80126	Rear Mirror Mechanical - Left	1	\$ 222.20	18.00	\$ 40.00	\$ 182.20	\$ 182.20
BSJ10638	LED Beacon Light Kit - Cab	1	\$ 225.50	18.00	\$ 40.59	\$ 184.91	\$ 184.91
RE229427	Backup alarm kit	1	\$ 203.50	18.00	\$ 36.63	\$ 166.87	\$ 166.87
R127764	Weight, front suitcase 43 kg (95 lb) quantity of one	8	\$ 155.10	18.00	\$ 27.92	\$ 1,017.44	\$ 1,017.44
R262449	Front Weight Support, 55kg (121 lb)	1	\$ 675.88	18.00	\$ 121.66	\$ 554.22	\$ 554.22
open market	open market spread tires	1	\$ 1,100.00	18.00	\$ 198.00	\$ 902.00	\$ 902.00
open market	open market rear cab protection	1	\$ 3,500.00	18.00	\$ 630.00	\$ 2,870.00	\$ 2,870.00
	Dealer Attachments Total		\$ 7,861.98		\$ 1,415.18	\$ 6,446.80	\$ 6,446.80
	Value Added Services Total		\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 92,233.98		\$ 16,602.14	\$ 75,631.84	\$ 75,631.84

JOHN DEERE FC15M Flex Wing Rotary Cutter

Equipment Notes: Suggested List *
 Hours: \$ 34,249.00
 Stock Number: Selling Price *
 Contract: TX BuyBoard Grounds Mtnc Equip, Irrigation \$ 26,371.73
 706-23 (PG 67 CG 70)

Price Effective Date: September 25, 2024

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
22C0P	FC15M Flex Wing Rotary Cutter	1	\$ 32,280.00	23.00	\$ 7,424.40	\$ 24,855.60	\$ 24,855.60



JOHN DEERE

Selling Equipment



Quote Id: 31737833 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com

Standard Options - Per Unit							
0202	United States	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1200	Spring Suspension	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
2501	Blade Pan - 125 HP	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
2541	Inward Rotation	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
3035	6 Foam-Filled Tires - (Double center, single on wings) - Severe duty ag tires	1	\$ 500.00	23.00	\$ 115.00	\$ 385.00	\$ 385.00
3511	540 RPM Driveline - Cat 6	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
3603	540 RPM - 125 HP Gearbox - Commercial duty - Inward rotation	1	\$ 942.00	23.00	\$ 216.66	\$ 725.34	\$ 725.34
5120	Ball Type Hitch	1	\$ 378.00	23.00	\$ 86.94	\$ 291.06	\$ 291.06
5280	Rigid Casting Tongue	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
9150	Extra Wing Cylinder Hose	1	\$ 149.00	23.00	\$ 34.27	\$ 114.73	\$ 114.73
Standard Options Total			\$ 1,969.00		\$ 452.87	\$ 1,516.13	\$ 1,516.13
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 34,249.00		\$ 7,877.27	\$ 26,371.73	\$ 26,371.73



JOHN DEERE

Trade-in



Quote Id: 31737833

Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

2007 JOHN DEERE 5603 TRACTOR	
SN# Iv5603r268335	
Machine Details	
Description	Net Trade Value
2007 JOHN DEERE 5603 TRACTOR	\$ 20,000.00
SN# Iv5603r268335	
Your Trade In Description	
cab tractor with loader	
Total	\$ 20,000.00

2007 JOHN DEERE HX15 ROTARY CUTTER	
SN# W0HX15E013646	
Machine Details	
Description	Net Trade Value
2007 JOHN DEERE HX15 ROTARY CUTTER	\$ 4,500.00
SN# W0HX15E013646	
Stock Number :	
Your Trade In Description	
BATWING CUTTER	
PayOff	\$ 0.00
Total	\$ 4,500.00

Warranty Coverage			
BASIC WARRANTY	BASIC 12M	07-Jan-2009	0
LIMITED BASIC	36 MONTH LIMITED BASIC	07-Jan-2011	0



City Council Regular Meeting Staff Report

N. Discussion/Action authorizing the City Manager to execute a Purchase Order from Tellus Equipment Services for a new John Deere 335P Compact in the amount of Sixty-Three Thousand One Hundred Fifty-Five Dollars and Ten Cents (\$63,155.10). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11N.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

City Council Adoption of the FY25 Budget

BACKGROUND:

As part of the FY25 Budget the Public Works requested the purchase of a new John Deere 335P Compact to improve Drainage Maintenance Operations. This item was included in the approved FY25 Budget.

STAFF RECOMMENDATION:

Allow the City Manager to executed the Purchase Order with Tellus Equipment Services for the purchase of a new John Deere 335P Compact

FINANCIAL IMPACT:

This item will be funded using FY25 Drainage Tax Fund in the amount of Sixty Three Thousand One Hundred Fifty Five Dollars and Ten Cents (\$63,155.10).

Attachments

[John Deere 335P Quote.pdf](#)



Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

- Vendor: Deere & Company
- 2000 John Deere Run
Cary, NC 27513

- Signature on all LOIs and POs with a signature line
- Contract name or number; or JD Quote ID
- Sold to street address
- Ship to street address (no PO box)
- Bill to contact name and phone number
- Bill to address

- Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)

- Membership number if required by the contract

For any questions, please contact:

Klinton Goerdel

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155

Tel: 830-379-5477

Fax: 830-379-2693

Email: kgoerdel@tellusequip.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.



Quote Id: 31824637

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
US

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com

**Prepared For:
City Of Cibolo**

**Proposal For:
City Of Cibolo**

Delivering Dealer:

Klinton Goerdel

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155

OnlineSales@tellusequip.com

Quote Prepared By:

Klinton Goerdel

kgoerdel@tellusequip.com

Date: 14 October 2024

Offer Expires: 13 November 2024

Confidential



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 Tellus Equipment Solutions
 3030 N. Austin Street
 Seguin, TX 78155
 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 Tellus Equipment Solutions
 3030 N. Austin Street
 Seguin, TX 78155
 830-379-5477
 OnlineSales@tellusequip.com

Quote Summary

Prepared For:
 City Of Cibolo
 TX

Delivering Dealer:
 Tellus Equipment Solutions
 Klinton Goerdel
 3030 N. Austin Street
 Seguin, TX 78155
 Phone: 830-379-5477
 kgoerdel@tellusequip.com

**USED EQUIPMENT SOLD AS IS WHERE IS.
 NO WARRANTY IS WRITTEN OR IMPLIED
 UNLESS REMAINING FACTORY WARRANTY
 IS TRANSFERABLE.
 CONSULT YOUR SALES TEAM FOR
 DETAILS.**

Quote ID: 31824637
 Created On: 14 October 2024
 Last Modified On: 14 October 2024
 Expiration Date: 13 November 2024

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 335 P COMPACT TRACK LOADER Contract: C&F Sourcewell #011723 (PG CV CG 73) CCE Price Effective Date: October 13, 2024	\$ 149,693.00	\$ 105,655.10 X	1 =	\$ 105,655.10
Equipment Total				\$ 105,655.10

Trade In Summary	Qty	Each	Extended
JOHN DEERE 331G COMPACT TRACK LOADER - 1T0331GMKJF339101 PayOff	1	\$ 42,500.00	\$ 42,500.00
Total Trade Allowance			\$ 42,500.00
Trade In Total			\$ 42,500.00

Quote Summary	
Equipment Total	\$ 105,655.10
Trade In	\$(42,500.00)
SubTotal	\$ 63,155.10

Salesperson : X _____

Accepted By : X _____



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TO (VENDOR):

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
US

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com

Est. Service	\$ 0.00
Agreement Tax	
Total	\$ 63,155.10
Balance Due	\$ 63,155.10

Salesperson : X _____

Accepted By : X _____



JOHN DEERE

Selling Equipment



Quote Id: 31824637 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com

JOHN DEERE 335 P COMPACT TRACK LOADER

Hours:	Suggested List *
Stock Number:	\$ 149,693.00
Contract: C&F Sourcewell #011723 (PG CV CG 73) CCE	Selling Price *
Price Effective Date: October 13, 2024	\$ 105,655.10

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
00W0T	335 P COMPACT TRACK LOADER	1	\$ 138,053.00	30.00	\$ 41,415.90	\$ 96,637.10	\$ 96,637.10
Standard Options - Per Unit							
183N	JLink™	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
0202	United States	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
0259	English Operator's Manual	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
0351	Translated Text Labels	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
0953	Surround View	1	\$ 2,929.00	30.00	\$ 878.70	\$ 2,050.30	\$ 2,050.30
1100	Less Detection System	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
1362	2-Inch Seat Belt with Shoulder Harness	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
1880	Less Receiver	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
1900	Less Display	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
1950	Less Application	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
2000	Less Code	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
2940	Less Grade Control	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
5608	Wide Zig-Zag Bar Track - 17.7 In. (450 mm)	1	\$ 0.00	30.00	\$ 0.00	\$ 0.00	\$ 0.00
8048	Counterweight, (Triple Set)	1	\$ 803.00	30.00	\$ 240.90	\$ 562.10	\$ 562.10
8059	Cab Severe Duty Polycarbonate Door	1	\$ 2,360.00	30.00	\$ 708.00	\$ 1,652.00	\$ 1,652.00
8934	84 In. Heavy Duty Construction Bucket (21.0 Cu Ft) w/ Edge	1	\$ 2,648.00	30.00	\$ 794.40	\$ 1,853.60	\$ 1,853.60
Standard Options Total			\$ 8,740.00		\$ 2,622.00	\$ 6,118.00	\$ 6,118.00
Dealer Attachments/Non-Contract/Open Market							
FREIGHT	FREIGHT	1	\$ 1,400.00	0.00	\$ 0.00	\$ 1,400.00	\$ 1,400.00
SETUP	SETUP	1	\$ 1,500.00	0.00	\$ 0.00	\$ 1,500.00	\$ 1,500.00
Dealer Attachments Total			\$ 2,900.00		\$ 0.00	\$ 2,900.00	\$ 2,900.00



JOHN DEERE

Selling Equipment



Quote Id: 31824637 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

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3030 N. Austin Street
Seguin, TX 78155
830-379-5477
OnlineSales@tellusequip.com

Value Added Services	\$ 0.00	\$ 0.00	\$ 0.00
Total			
Total Selling Price	\$ 149,693.00	\$ 44,037.90	\$ 105,655.10



JOHN DEERE

Trade-in



Quote Id: 31824637

Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Tellus Equipment Solutions
3030 N. Austin Street
Seguin, TX 78155
US

JOHN DEERE 331G COMPACT TRACK LOADER	
SN# 1T0331GMKJF339101	
Machine Details	
Description	Net Trade Value
JOHN DEERE 331G COMPACT TRACK LOADER	\$ 42,500.00
SN# 1T0331GMKJF339101	
Your Trade In Description	
TRACK LOADER	
Total	\$ 42,500.00

Warranty Coverage			
BASIC WARRANTY	BASIC 24M/2000H	06-Dec-2020	0
FACTORY UNDERCARRIAGE	FACTORY U/C 36M/4000 H	05-Dec-2021	0
EMISSIONS WARRANTY	EMISSION 60M/3000H	07-Dec-2023	0



City Council Regular Meeting Staff Report

Q. Discussion on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date, and place of additional special meetings or workshops. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:30 PM	Discussion/Action Item: 11Q.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Nov Dec 2024.pdf](#)

November





2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Non-Hazardous Waste Drop Off 8am-5pm	2 Non-Hazardous Waste Drop Off 8am-5pm Hazardous Waste Drop Off 8am-2pm
3 Non-Hazardous Waste Drop Off 8am-5pm	4 Animal Shelter Advisory Board 6:30pm	5 Election Day Go Vote! Today	6 Parks Meeting 6:30pm	7 Youth Council 6:30pm	8 Non-Hazardous Waste Drop Off 8am-5pm	9 Non-Hazardous Waste Drop Off 8am-5pm
10 Non-Hazardous Waste Drop Off 8am-5pm	11 City Offices Closed VETERANS DAY — Honoring All Who Served — ★ ★ ★	12 City Council 6:30pm	13 P&Z Meeting 6:30pm	14 Historic Meeting 6:30pm	15	16
17	18	19	20	21 Employee Thanksgiving Luncheon 11:30am EDC Meeting 6:30pm	22	23
24	25	26	27	28 City Offices Closed HAPPY Thanksgiving	29 City Offices Closed 	30

December



2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Early Voting Begins (Possible Runoff)	3 Last day to apply for mail Ballot (Possible Runoff)	4	5	6	7
8	9	10 Last Day for Early Voting (Possible Runoff) City Council 6:30pm	11 P&Z Meeting 6:30pm	12	13	14 Election Day (Possible Runoff) Holiday Parade 10am
15	16	17	18	19 EDC Meeting 6:30pm	20	21
22	23	24 City Offices Closed 	25 City Offices Closed 	26	27	28
29	30	31 