

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL CORRESPONDENCE  
DEVELOPMENT SERVICES DEPARTMENT**

TO: Mayor and City Council

FROM: Florencio Peña, Director Development Services

THROUGH: Terry M. Brechtel, City Manager

COPY: Christopher J. Brady, Assistant City Manager, File

SUBJECT: Chapter 6 Building City Code Amendments – 2003 International Fire Code

DATE: July 22, 2004

**SUMMARY & RECOMMENDATION**

An ordinance adopting the “2003 International Fire Code (IFC)” as published by the International Code Council, Inc. The provisions of this document shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure. The Building and Fire Code Board of Appeals has reviewed the “2003 International Fire Code and has proposed amendments.

The Building and Fire Code Board of Appeals and staff recommend approval of the IFC and amendments.

**BACKGROUND INFORMATION**

The purpose of the “2003 International Fire Code (IFC)” is to provide minimum requirements to safeguard life or limb, health and public welfare. The IFC is considered to be performance oriented to stimulate economic development through acceptance of innovative design and construction methods and to encourage new materials and new construction technologies. The International Building Code, International Fire Code, Uniform Plumbing Code, and Uniform Mechanical Code, make up the family of codes for commercial construction in San Antonio.

There are two categories of amendments to the IFC. The first category is administrative. The administrative amendments to the IFC establish the Building and Fire Code Board of Appeals as the board having responsibility to hear appeals regarding this code. The second category is technical. The technical amendments are consistent with the amendments contained in the current Uniform Fire Code (UFC).

Some of the significant changes to the IFC technical requirements are:

- Added specific language clarifying that it is the intent of the code to provide safety to fire fighters and other emergency responders.
- Added performance based criteria for the storage, use or handling of hazardous materials.

- Added section that defines and regulates the hazards presented by new stationary battery technology.
- Provides provisions for the maintenance of emergency escape openings and for the regulation of bars, grilles, grates or similar security devices installed on emergency escape openings.
- Added section that prohibits overcrowding and provides for immediate cessation of events until overcrowding or dangerous conditions are remedied.

The Building and Fire Board of Appeals, and staff conducted public meetings on this matter and recommend approval of IFC and the amendments.

### **POLICY ANALYSIS**

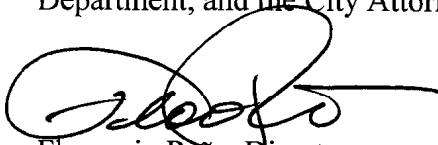
The adoption of this code and amendments is consistent with the council policy to safeguard public health, safety and welfare.

### **FINANCIAL IMPACT**

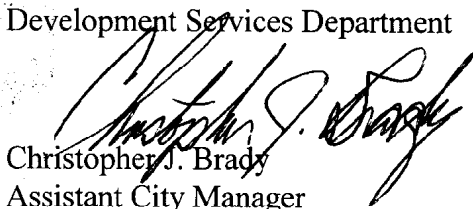
There is no anticipated financial impact. Enforcement of this ordinance will be accomplished with existing staffing.

### **COORDINATION**

This ordinance has been coordinated with the Building and Fire Code Board of Appeals, the Fire Department, and the City Attorney's Office.



Florencio Peña, Director  
Development Services Department



Christopher J. Brady  
Assistant City Manager

APPROVED



Terry Brechtel  
City Manager