

Notice of Meeting of the Building Standards Commission of the City of Georgetown, Texas January 15, 2026

The Georgetown Building Standards Commission will meet on January 15, 2026 at 6:00 PM at Williamson Conference Room at the Georgetown Municipal Complex, 300-1 Industrial Ave., Georgetown, Texas.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Regular Session

1.A Fire Code Review

Consideration, discussion, and possible recommendation of proposed amendments to the 2021 International Fire Code –Jason Fryer, Fire Marshall, and John Sullivan, Fire Chief

1.B Affordability Options

Discussion on code review related to City Council's direction to look at affordability option -- Mayor Josh Schroeder

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Building Standards Commission
January 15, 2026

SUBJECT:

Fire Code Review

SUGGESTED ACTION:

Consideration, discussion, and possible recommendation of proposed amendments to the 2021 International Fire Code –Jason Fryer, Fire Marshall, and John Sullivan, Fire Chief

ITEM SUMMARY:

Amendments to the 2021 International Fire Code and 2021 International Building Code.

FINANCIAL IMPACT:

SUBMITTED BY:

Robyn Densmore, City Secretary

ATTACHMENTS:

[ProposalForm-Working 2021 LAM 2025 - CDW \(002\).pdf](#)

CODE CHANGE PROPOSAL FORM

Code: IFC and IBC – 2021

1006.3.4.2 SINGLE-EXIT FOUR- TO SIX-STORY GROUP R-2 OCCUPANCIES

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

The Fire Code and Building Code, Section 1006.3.4.2, is hereby amended to read the following:

1006.3.4.2 Single Exit Four- to Six-story Group R-2 Occupancies. Single Exit Four- to Six Story Group R-2 occupancies with a single exit shall comply with Table 1006.3.4(1) and all the following:

1. The building shall not contain an occupied floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access (is not a high-rise building as defined in the IBC)
2. The net floor area of each floor served by a single exit shall not exceed 4,000 square feet (418.5 m).
3. An exterior exit stairway or interior exit stairway shall be provided at each story served by a single exit. Exit Access Doors into the exit stairway shall swing in the direction of egress travel regardless of the occupant load served.
4. Regardless of the stairway construction type, automatic sprinkler locations in interior exit stairways shall comply with the requirements of NFPA 13 for combustibile stairways.
5. There shall be no more than 20 feet (6096 mm) of travel to the exit stairway from the entry/exit door of any dwelling unit.
6. The exit shall not terminate in an egress court where the court depth exceeds the court width unless it is possible to exit in either direction to the public way.
7. Other occupancies shall not communicate with the Group R occupancy portion of the building or with the single-exit stairway.

Exception: Parking garages that are accessory to the Group R occupancy and occupied roofs that comply with IBC section 503.1.4 with an occupant load of less than fifty persons that are accessory to the Group R occupancy are permitted to communicate with the exit stairway.

8. The exit serving the Group R occupancy shall not discharge through any other occupancy, including an accessory parking garage.
9. Openings to the interior exit stairway enclosure shall be limited to those required for exit access into the enclosure from normally occupied spaces, those required for egress from the enclosure, and openings to the exterior. Elevators shall not open into the interior exit stairway enclosure.
10. The fire department connection (FDC) shall be located adjacent to, and be visible from, the primary fire department vehicle access location.
11. A manual fire alarm system and automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be provided. Smoke detectors shall be in common spaces outside of dwelling units, including but not limited to gathering areas, laundry rooms, mechanical equipment rooms, storage rooms, interior corridors, interior exit stairways, and exit passageways.
12. Electrical receptacles shall be prohibited in the single exit stairway.
13. Elevator access shall be provided.

CODE CHANGE PROPOSAL FORM

REASON

This change is already permitted (but not required) by State law based on 89th Legislature SB 2835 which was effective on September 1, 2025. Depending on zoning or other land use restrictions, this change will allow multi-family residential development on smaller parcels of land and could support the development of more affordable housing.

FISCAL IMPACT

The code change could reduce the cost of multi-family development and will not have a material impact on permitting costs or fees.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

115 TEMPORARY STRUCTURES, USES, EQUIPMENT AND SYSTEMS

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

The Fire Code, Section 115, is hereby amended to read the following:

115.1 General. The fire code official is authorized to issue a permit for temporary structures, uses, equipment or systems as required in Sections 105.5 and 105.6. Such permits shall be limited as to time of service, but shall not be permitted for more than 365 days. The fire code official is authorized to grant extensions for demonstrated cause.

115.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.

115.3 Temporary service utilities. The fire code official is authorized to give permission to temporarily supply service utilities in accordance with Section 110.

115.4 Termination of approval. The fire code official is authorized to terminate such permit for temporary uses, equipment or systems and to order the same to be discontinued.

REASON

This would allow for approval of temporary structures, uses, and systems that are required by the fire code to have operational permits. This authority is in addition to authority to approve temporary occupancy/use of tents and membrane structures. Temporary buildings and structures other than tents and membrane structures that are not required to be permitted by the fire code will continue to be regulated and permitted under the building code.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

304.1.1.1 VALET TRASH

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

The Fire Code, Section 304.1.1.1, is hereby amended to read the following:

304.1.1 Valet trash. Valet trash collection shall be permitted only where approved. The owner and valet trash collection service provider shall comply with the rules and limitations established by the jurisdiction.

REASON

Valet trash removal is becoming very popular around the nation and results in increased risk to safe egress due to obstructions or fire resulting from trash being placed outside of residents' doors. Obstructing exits can affect multiple residents since most multi-family residential occupancies have shared entrances and exits. This is a relatively new practice that some multi-family properties are adopting to offer a service to their residents. This will ensure that the places offering this service have a sprinkler system installed.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

322 LITHIUM-ION AND LITHIUM METAL BATTERY STORAGE

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

The Fire Code, Section 322, is hereby amended to read the following:

322.1 General. The storage of lithium-ion and lithium metal batteries shall comply with Section 322.

Exceptions:

1. New or refurbished batteries installed in the equipment, devices or vehicles they are designed to power.
2. New or refurbished batteries packed for use with the equipment, devices or vehicles they are designed to power.
3. Batteries in original retail packaging that are rated at not more than 300 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries.
4. Temporary storage of batteries or battery components during the battery manufacturing process prior to completion of final quality control checks.
5. Temporary storage of batteries during the vehicle manufacturing or repair process.

322.2 Permits. Permits shall be required for an accumulation of more than 15 cubic feet (0.42 m³) of lithium-ion and lithium metal batteries, other than batteries listed in the exceptions to Section 321.1, as set forth in Section 105.5.28.

322.3 Fire safety plan. A fire safety plan shall be provided in accordance with Section 404. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

322.4 Storage requirements. Lithium-ion and lithium metal batteries shall be stored in accordance with Section 322.4.1, 322.4.2 or 322.4.3, as applicable.

322.4.1 Limited indoor storage in containers. Not more than 15 cubic feet (0.42 m³) of lithium-ion or lithium metal batteries shall be permitted to be stored in containers in accordance with all of the following:

1. Containers shall be open top and constructed of noncombustible materials or shall be approved for battery collection.
2. Individual containers and groups of containers shall not exceed a capacity of 7.5 cubic feet (0.21 m³).
3. A second container or group of containers shall be separated by not less than 3 feet (914 mm) of open space or 10 feet (3048 mm) of space that contains combustible materials.
4. Containers shall be located not less than 5 feet (1524 mm) from exits or exit access doors.

322.4.2 Indoor storage areas. Indoor storage areas for lithium-ion and lithium metal batteries, other than those complying with Section 322.4.1, shall comply with Sections 322.4.2.1 through 322.4.2.6.

322.4.2.1 Technical opinion and report. A technical opinion and report complying with Section 104.2.2 shall be prepared to evaluate the fire and explosion risks associated with the indoor storage area and to make recommendations for fire and explosion protection. The report shall be submitted to the fire code official and shall

CODE CHANGE PROPOSAL FORM

require the fire code official's approval prior to issuance of a permit. In addition to the requirements of Section 104.2.2, the technical opinion and report shall specifically evaluate the following:

1. The potential for deflagration of flammable gases released during a thermal runaway event.
2. The basis of design for an automatic sprinkler system or other approved fire suppression system. Such design basis shall reference relevant full-scale fire testing or another approved method of demonstrating sufficiency of the recommended design.

322.4.2.2 Construction requirements. Where indoor storage areas for lithium-ion and lithium metal batteries are located in a building with other uses, battery storage areas shall be separated from the remainder of the building by 2-hour rated fire barriers or horizontal assemblies. Fire barriers shall be constructed in accordance with Section 707 of the International Building Code, and horizontal assemblies shall be constructed in accordance with Section 711 of the International Building Code.

Exceptions:

1. Where battery storage is contained in one or more approved prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure, fire barriers and horizontal assemblies are not required.
2. Where battery storage is limited to new batteries in packaging that has been demonstrated to and approved by the fire code official as sufficient to isolate a fire in packaging to the package interior, fire barriers and horizontal assemblies are not required.

322.4.2.3 Fire protection systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be protected by an automatic sprinkler system complying with Section 903.3.1.1 or an approved alternative fire suppression system. The system design shall be based on recommendations in the approved technical opinion and report required by Section 322.4.2.1.

322.4.2.4 Fire alarm systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use air-aspirating smoke detection, radiant energy-sensing fire detection or both.

322.4.2.5 Explosion control. Where the approved technical opinion and report required by Section 322.4.2.1 recommends explosion control, explosion control complying with Section 911 shall be provided.

322.4.2.6 Reduced requirements for storage of partially charged batteries. Indoor storage areas for lithium-ion and lithium metal batteries with a demonstrated state of charge not exceeding 30 percent shall not be required to comply with Sections 322.4.2.1, 322.4.2.2 and 322.4.2.5, provided that procedures for limiting and verifying that the state of charge will not exceed 30 percent have been approved.

322.4.3 Outdoor storage. Outdoor storage of lithium-ion or lithium metal batteries shall comply with Sections 322.4.3.1 through 322.4.3.3.

322.4.3.1 Distance from storage to exposures. Outdoor storage of lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall comply with one of the following:

1. Battery storage shall be located not less than 20 feet (6096 mm) from any building, lot line, public street, public alley, public way or means of egress.
2. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way or means of egress, where the battery storage is separated by a 2-hour fire-resistance-rated assembly without openings or penetrations and extending 5 feet (1524 mm) above and to the sides of the battery storage area.
3. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way or means of egress, where batteries are contained in approved, prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure.

322.4.3.2 Storage area size limits and separation. Outdoor storage areas for lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall not exceed 900 square feet (83.6 m²). The height of battery storage in such areas shall not exceed 10 feet (3048 mm). Multiple battery storage areas shall be separated from each other by not less than 10 feet (3048 mm) of open space.

322.4.3.3 Fire detection. Outdoor storage areas for lithium-ion or lithium metal batteries, regardless of whether such areas are open, under weather protection or in a prefabricated portable structure, shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use radiant energy-sensing fire detection.

CODE CHANGE PROPOSAL FORM

REASON

The use of lithium ion and lithium metal batteries as well as the use of other new battery chemistries is rapidly expanding, and as this continues, the need to store used, malfunctioning, and unused batteries is increasing. Numerous fires have occurred around the nation and fires involving these newer batteries have challenged the fire service in the United States as well as in other countries. The fire service has recognized the need to take measures to prevent or mitigate the impact of this type of fire. The text of this change has been approved at the national level for inclusion in the 2027 IFC. Georgetown Fire is aware of new local occupancies desiring to store large quantities of batteries and/or energy storage systems (ESS) that are not in active use and is asking for early adoption of this provision to provide guidance for addressing the hazard. It should also be noted that batteries and ESS charged to 30% or less have been shown to present a lesser hazard, and when this level of charge can be verified, this code provision allows for exempting the storage from many of the requirements.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

323 POWERED MICROMOBILITY DEVICES

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

The Fire Code, Section 323, is hereby amended to read the following:

323.1 General. Lithium-ion and lithium metal battery powered micromobility devices shall be operated and maintained in accordance with this section.

Exceptions:

1. Storage, repair and charging in residential occupancies of powered mobility devices, provided that such devices are for personal use by its owner.
2. Charging a single powered mobility device in any occupancy by its owner.

323.1.1 Prohibited locations. The use of a residential occupancy as a business for the charging of commercially owned powered micromobility devices as part of a rental or sales service shall not be permitted.

323.2 Battery chargers and equipment. Powered micromobility devices shall be charged in accordance with their listing and the manufacturer's instructions using only the original equipment manufacturer-supplied charging equipment or charging equipment in accordance with the listing and manufacturer's instructions.

323.3 Listing. Powered micromobility devices shall be listed and labeled in accordance with UL 2272 or UL 2849, as applicable.

323.4 Battery charging areas. Where approved, powered micromobility devices shall be permitted to be charged in a room or area that complies with all of the following:

1. Only listed devices utilizing listed charging equipment shall be permitted to be charged.
2. Is provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.
3. Storage of combustible materials, combustible waste or hazardous materials shall not be permitted.
4. The charging operation shall not be conducted in or obstruct any required means of egress.
5. Removable storage batteries shall not be stacked or charged in an enclosed cabinet unless the cabinet is specially designed and approved for such purpose.
6. A minimum distance of 18 inches (457.2 mm) shall be maintained between each removable storage battery during charging operations unless each battery is isolated from neighboring batteries by an approved fire-resistant material.
7. A minimum of 18 inches (457.2 mm) shall be maintained between the location of the battery on each powered micromobility device during charging operations.
8. The indoor room or area shall be protected by a fire alarm system utilizing air-aspirating smoke detectors or radiant energy-sensing fire detection.

322.5 Fire safety plan. A fire safety plan shall be provided in accordance with Section 403.10.6. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

CODE CHANGE PROPOSAL FORM

REASON

Some businesses that are just starting often begin by operating out of a one- or two-family dwelling or a multifamily dwelling. Due to the extreme danger of the mobility device being powered by lithium batteries, we want to make sure it's done in a safe environment, including the use of listed devices, a good electrical receptacle that doesn't obstruct an exit, and the room protected by a fire alarm system.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

510 EMERGENCY RESPONDER COMMUNICATIONS COVERAGE

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

This proposed code change is approved for inclusion in the 2027 IFC and is editorial. It does not change the current requirements for emergency responder communications. The text is not included here because the change appears to be lengthy. But it is in fact the removal of text that has been incorporated into NFPA 1225, Standard for Emergency Services Communications. NFPA 1225 Chapter 18, In-Building Emergency Responder Communications Enhancement Systems (ERCES) and Chapter 20, Testing, have been revised and updated to include the appropriate design, installation, inspection, testing and maintenance requirements pertaining to ERCES. With reference to NFPA 1225, the technical requirements no longer need to be duplicated in the IFC. By referencing NFPA 1225, ERCES will be designed and installed in accordance with the most up to date requirements of NFPA 1225. A simple reference to comply with NFPA 1225 also eliminates correlation issues between the IFC and NFPA 1225.

Note From the published ICC code change proposal: NFPA 1225 (previously NFPA 1221) is a consolidation of several standards. The technical requirements for ERCES are now in Chapter 18 of NFPA 1225. The requirements that are retained in IFC Section 510 apply to administrative issues or areas not addressed in NFPA 1225.

REASON

The requested change to Section 510 is editorial in nature. It simplifies and better defines the testing requirements and testing methodology for adequate communications signal strength as well as the design and installation requirements for emergency responder radio communications equipment when it is shown to be necessary. The companies qualified to test for the adequacy of communications within buildings and qualified to install and test emergency communications equipment are well versed on the content and requirements of NFPA 1225.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

611 ELECTRIC VEHICLE CHARGING EQUIPMENT STATIONS

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

611.1 Disconnecting Means. For permanently connected electric vehicle supply equipment and wireless power transfer equipment, equipment disconnects, and emergency shutoff shall be installed in a location approved by the fire code official in accordance with NFPA 70.

REASON

This code change has been approved for the 2027 IFC and is similar to the emergency disconnect switch requirement for gasoline and diesel fuel service stations. Electric vehicle charging stations are becoming more prominent as electric vehicles gain popularity. The fire service needs a safe means to disconnect these charging stations from their power supply to be able to safely extinguish a fire involving the charging stations and/or the vehicle being charged. It allows patrons as well as emergency response personnel to secure power to electric vehicle charging stations in the event of an EV fire during charging operations.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

903.2.2.3 LABORATORIES INVOLVING RESEARCH AND DEVELOPMENT OR TESTING ADDED.

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

903.2.2.3. Laboratories involving research and development or testing. An automatic sprinkler system shall be installed throughout the fire areas utilized for the research and development or testing of lithium-ion or lithium metal batteries.

REASON

During research and testing of lithium-ion batteries and lithium-metal batteries the quality of the batteries, the materials used in making the batteries, and the charging state of the batteries may vary. Due to the hazards associated with lithium-ion and lithium-metal batteries and the variable conditions that could occur during research and testing, these occupancies need to be protected with a fire sprinkler system.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

903.2.10.3 LITHIUM-ION OR LITHIUM METAL POWERED VEHICLES

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

903.2.  **3 Lithium-ion or lithium metal powered vehicles.** An approved automatic sprinkler system shall be provided throughout fire areas used for the parking or storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m2).

Exception: Residential garages in one- and two-family dwellings.

REASON

Due to the hazards associated with lithium-ion or lithium-metal batteries, they need to be protected with a sprinkler system.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

903.3.1.1.3 LITHIUM-ION OR LITHIUM METAL BATTERIES

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

903.3.1.1.3 Lithium-Ion or lithium metal batteries. Where automatic sprinkler systems are required by this code for areas containing lithium-ion or lithium metal batteries, the design of the system shall be based on a series of fire tests. Such tests shall be conducted or witnessed and reported by an approved testing laboratory. A report prepared by a registered design professional with expertise in fire protection engineering shall be provided to the fire code official for review and approval in accordance with Section 104.2.2 and shall address the range of variables associated with the intended arrangement of the hazards to be protected.

REASON

Due to the variability of battery design and manufacturing and the significant danger and volatility of lithium-ion battery fires, these sprinkler systems are based on a series of fire tests. Battery and ESS manufacturers are involved in the code and standards development processes and have contributed input to these code reequipments. Most have done or doing the fire testing to support compliance with this provision.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

907.11.1, GROUP R-1

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

907.2.11.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

1. In each room used for sleeping purposes.
2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. In the sleeping loft or within the room to which a sleeping loft is open immediately outside the sleeping loft.

REASON

From the ICC 2027 IFC Code change reason statement: Occupants utilizing a sleeping loft should be protected with a smoke alarm. Smoke alarms are required to be installed within in the sleeping loft or in the “immediate vicinity” of the sleeping loft as a compliance option. This language correlates with requirements in the 2024 IRC. The loft requirement is not currently applicable to R-Occupancies or I-2 Occupancies regulated by the IBC/IFC, as that requirement in the IRC (Section R314.3 Location) is specific to design features for lofts in IRC regulated buildings (single-family dwellings, two-family dwellings, and IRC townhouses).

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

907.211.2 GROUPS R-2, R-3, R-4 and I-1

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall immediately outside of each separate sleeping area and immediately outside of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. In the sleeping loft or within the room to which a sleeping loft is open immediately outside of the sleeping loft.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

907.6.6, MONITORING

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

Fire alarm systems required by this code or by the International Building Code shall be monitored by an approved supervising station in accordance with NFPA 72.

REASON

This clarifies that fire alarm systems required by the fire code, not just Chapter 9, are required to be monitored. This is already a requirement under NFPA 72, the Standard for the Installation of Fire Alarms.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

1107 FIRE PROTECTION FOR POST-FIRE REPAIR OR RECONSTRUCTION

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

1107.1 Institutional and residential occupancies. Where an unsprinklered Group I, Group R-1, Group R-2 or Group R-4 Occupancy is repaired or reconstructed following a fire incident that caused more than 50-percent of a fire area to remain unoccupiable for a period of 60 or more days, an automatic sprinkler system complying with Section 903.3 shall be installed throughout such fire area or fire areas as part of the repair or reconstruction.

REASON

This change is to have those occupancies that were not required to be sprinkled at the time of construction sprinkled when a fire causes significant damage to more than 50% of the area. The 50% threshold is consistent with the provisions of the International Existing Buildings Code. These occupancies are specifically institutional facilities or multi-family buildings.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

1207.12, PRE-EXISTING LITHIUM-ION TECHNOLOGY ENERGY STORAGE SYSTEMS

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

Pre-existing Lithium-ion technology energy storage systems. The owner of an energy storage system (ESS) utilizing lithium-ion battery technology having capacities exceeding the values in Table 1207.1.3 and installed prior to the jurisdiction's adoption of the 2018 or later edition of the International Fire Code that are not listed to UL 9540 shall provide the fire code official a failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis technical report in accordance with Section 104.2.2 for review and approval.

Exception: Detached one- and two-family dwellings and townhouses.

1207.12.1 Early detection. In addition to the requirements of Sections 1207.1.8.1 and 1207.1.8.2 identifying potential failure events, the analysis report shall include an assessment of the ability of the installed protection systems to provide for early detection and notification of a thermal runaway event in relation to the ability of emergency responders to safely mitigate the size and impact of a thermal runaway event.

1207.12.2 Corrective action plan. Where hazards are identified by the analysis, a plan that includes a timetable for corrective action shall be submitted to the fire code official for review and approval. The plan shall include actions and system improvements necessary for eliminating or mitigating any identified hazards, including listed methods for early detection and notification of a thermal runaway event.

REASON

This proposed change moves the language from Chapter 11 over to Section 1207. The issue is not a building feature retrofit topic, but an issue of the ongoing operation and maintenance of energy storage systems which requires an operational permit from the fire code official. As an operational issue the language belongs in Section 1207 for application to the existing systems before operational permits are issued or renewed. The hazards presented by unlisted ESS are similar and Georgetown Fire needs the flexibility to rely on this requirement for occupancies with unlisted ESS, especially if there is a potential problem with existing installations. The lack of a UL 9540 listing is the most appropriate trigger relative to system safety.

CODE CHANGE PROPOSAL FORM

Code: IFC – 2021

6304.1.6. DRY CHEMICAL AND CO2 EXTINGUISHERS

PROPONENT

Georgetown Fire Department, City of Georgetown

REVISION

The placement and use of carbon dioxide (CO2) or dry chemical fire extinguishers containing ammonium compounds (Class A:B:C) shall not be used in areas where oxidizers are stored.

REASON

Ammonium compounds in dry chemical extinguishers react violently when used on fires involving oxidizers like pool and water treatment chemicals.

City of Georgetown, Texas
Building Standards Commission
January 15, 2026

SUBJECT:

Affordability Options

SUGGESTED ACTION:

Discussion on code review related to City Council's direction to look at affordability option -- Mayor Josh Schroeder

ITEM SUMMARY:

Mayor directed Building Standards to look at affordability housing options. Discussion on the options found.

FINANCIAL IMPACT:

SUBMITTED BY:

Robyn Densmore, City Secretary

ATTACHMENTS:

N/A