

City of San Antonio (COSA) Boarding Homes Fire Sprinkler Training



Putting Safety First

Development Services Department (DSD) &
San Antonio Fire Department (SAFD)

1901 S. Alamo

Wednesday, January 23, 2013

9:00 am – 11:00 am

Outline

- Boarding Homes Ordinance
- Definitions
- Options for Fire Sprinkler Systems
 - Fire Sprinkler Systems Types – NFPA 13D, NFPA 13R
- Fire Sprinkler System Matrix
- Permitting
- Inspections
- Contact & More Information
- Questions

Boarding Homes Ordinance

- December 13, 2012, City Council
 - Passed Boarding Homes Ordinance effective March 1, 2013
 - Approved a new annual inspection program for boarding homes
- If “legally in existence” prior to adoption of ordinance
 - Grandfathered to codes under which they were constructed
- If not already “legally in existence” – Ordinance effective March 1, 2013
 - Boarding homes registering before March 1, 2013, will have until December 31, 2013 to comply with fire sprinkler requirement
- All boarding homes – annual registration, inspection and related requirements

Definitions

- International Building Code (IBC) – Boarding Home: A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.
- COSA Ordinance – Boarding Home Facility:
 - Furnishes, in one or more buildings, lodging to three or more elderly and/or disabled persons who are unrelated to the owner of the establishment by blood or marriage; and
 - Provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration of medication to persons/residents who are capable of feeding, dressing, moving, self-evacuating, bathing, and attending to other personal needs or maintenance without assistance; and
 - Does not provide personal care services to persons/residents.
- Transient: Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

Fire Sprinkler System Types – NFPA 13D

- Transient (< 30 days) 10 or less residents;
- Non-transient 16 or less residents
- Designed and installed by licensed Fire Sprinkler Contractor
- Permitted and inspected by SAFD
- Plans reviewed by DSD Fire Team

Fire Sprinkler System Types – NFPA 13D

- Residential sprinkler designed for one- or two-family dwellings and manufactured homes
- Least expensive to install
- No fire department connection required
- Intended for living spaces only – Sprinklers not required in garages, open attached porches, carports or attics
- Required to be monitored per IFC and in accordance with NFPA 72

Fire Sprinkler System Types – NFPA 13R

- Transient (< 30 days) more than 10 residents
- Non-transient more than 16 residents
- Designed and installed by licensed Fire Sprinkler Contractor
- Permitted and inspected by SAFD
- Plans reviewed by DSD Fire Team

Fire Sprinkler System Matrix

<u>Use</u>	<u># Of Residents</u>	<u>Capable/ Not Capable*</u>	<u>Transient/ Not Transient</u>	<u>IBC Group</u>	<u>Minimum Sprinkler System Type</u>	<u>IBC References</u>
Boarding	≤ 10	-	T	R-3	13D	310.5, 903.2.8.1
	>10	-	T	R-1	13R ^b	310.3, 903.2.8
Homes	≤ 16	-	NT	R-3	13D	310.5, 903.2.8.1
	>16	-	NT	R-2	13R ^b	310.4, 903.2.8
	≤ 5	C	-	R-3	13D/P2904	308.3.1, 308.4.1, 903.2.8.2

Capable = capable of self preservation

Not Capable = not capable of self preservation

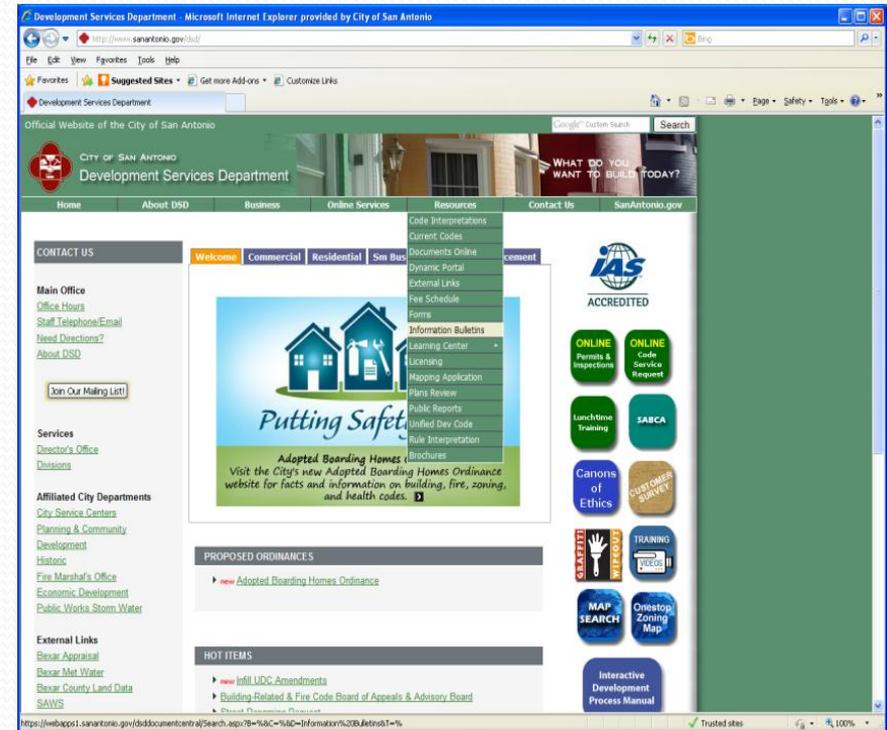
Footnote b = where the structure is 4 stories or less as defined by the International Building Code

Permitting – NFPA13D & NFPA13R

Applicable Forms

- IB107 – Fire Sprinkler Permit Application and Checklist
- Plans and Calculations designed per NFPA 13D/13R submitted to Fire counter
- Applicable Code Interpretations (e.g., CI2010-016 – Antifreeze system)

Location Online



The screenshot shows the official website of the City of San Antonio Development Services Department. The page features a navigation menu with categories like Home, About DSD, Business, Online Services, Resources, Contact Us, and San Antonio.gov. A central banner highlights the 'Putting Safety First' logo and mentions 'Adopted Boarding Homes'. A sidebar on the right lists various online services such as 'Code Interpretations', 'Current Codes', 'Documents Online', 'Dynamic Portal', 'External Links', 'Fee Schedule', 'Forms', 'Information Bulletins', 'Learning Center', 'Licensing', 'Mapping Application', 'Plans Review', 'Public Reports', 'Unified Dev Code', 'Rule Interpretation', and 'Brochures'. There are also buttons for 'ONLINE Permits & Inspections', 'ONLINE Code Service Request', 'Live/Mini Training', 'SABCA', 'Canons of Ethics', 'CUSTOMER SERVICE', 'SAFETY', 'TRAINING', 'MAP SEARCH', 'Onstop Zoning Map', and 'Interactive Development Process Manual'. The bottom of the page shows a 'PROPOSED ORDINANCES' section with a link to 'Adopted Boarding Homes Ordinance' and a 'HOT ITEMS' section with links to 'Int'l LDC Amendments', 'Building-Related & Fire Code Board of Appeals & Advisory Board', and 'Closed Permits Process'.

Inspections – General, Boarding Homes

- Access and address
- Life safety systems – Fire alarm & Fire sprinkler systems
- Fire extinguishers
- Fixed pipe system
- Fire Drills
- Smoke & carbon monoxide detectors
- Egress
- Laundry room check
- Check for extension cords
- Check locking devices on doors
- Burglar /Security bars – Subject to review and approval by SAFD
- A semiannual Gas test if gas appliances are present

Inspections – NFPA 13D & NFPA 13R

- Boarding Home Specific SAFD inspections questions – contact Chief Randy Jenkins at 210.207.7967;
Randy.Jenkins@sanantonio.gov
- General SAFD fire inspections questions – contact Chief Matt Jimenez at 210.207.1438;
Matias.Jimenez@sanantonio.gov

Plan Review – NFPA 13D & NFPA 13R

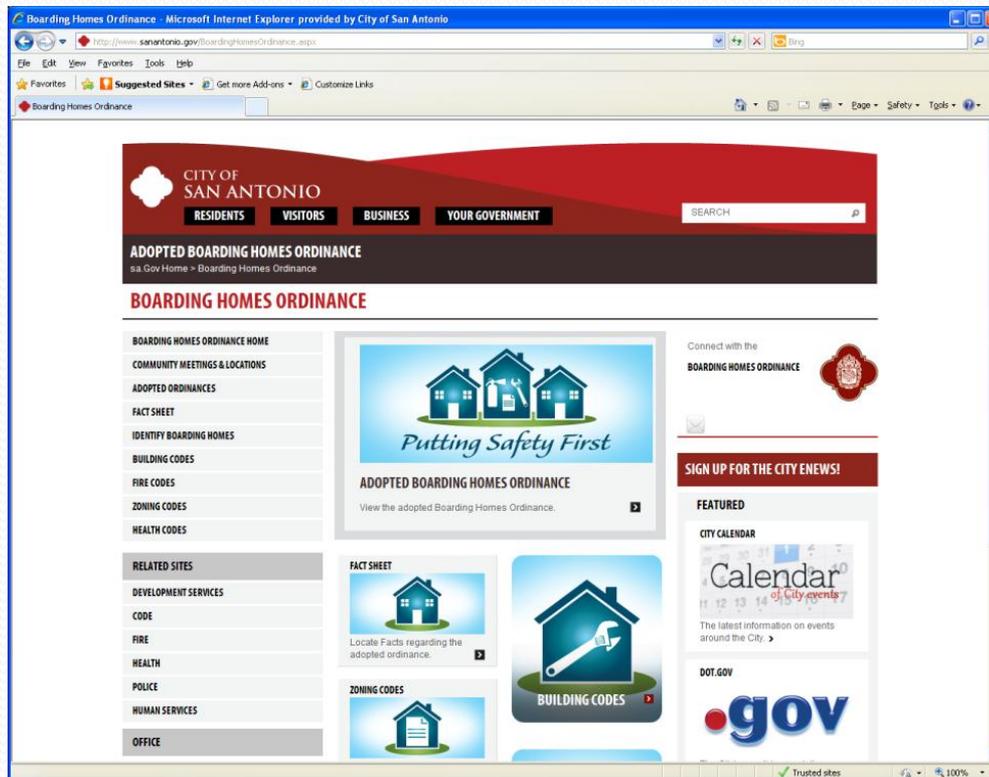
- Fire Protection Specialist – Ms. Suanne Callow at 210.207.8160; Suanne.Callow@sanantonio.gov
- Sr. Fire Protection Engineer – Ms. Jennifer G. Gallegos, PE, at 210.207.8056; Jennifer.Gallegos@sanantonio.gov

For More Information

Department of Aging and Disability – <http://www.dads.state.tx.us/>

COSA Boarding Home Website –

<http://www.sanantonio.gov/BoardingHomesOrdinance.aspx>



The screenshot shows a Microsoft Internet Explorer browser window displaying the City of San Antonio Boarding Homes Ordinance website. The browser's address bar shows the URL <http://www.sanantonio.gov/BoardingHomesOrdinance.aspx>. The website header features the City of San Antonio logo and navigation tabs for Residents, Visitors, Business, and Your Government. Below the header, the main content area is titled "ADOPTED BOARDING HOMES ORDINANCE" and includes a search bar. The central focus is a large graphic with the slogan "Putting Safety First" and the text "ADOPTED BOARDING HOMES ORDINANCE". To the left, a sidebar lists various categories such as Boarding Homes Ordinance Home, Community Meetings & Locations, and Adopted Ordinances. To the right, there are sections for "Connect with the Boarding Homes Ordinance" and "Sign Up for the City Enews!". The footer of the page includes a "Featured" section with a "City Calendar" and a "DOT.GOV" logo.

For More Information

State Fire Marshal's Office – <http://www.tdi.texas.gov/fire/index.html>



State Fire Marshal's Office Home - Microsoft Internet Explorer provided by City of San Antonio

http://www.tdi.texas.gov/fire/index.html

File Edit View Favorites Tools Help

State Fire Marshal's Office Home

Skip to Content

TDI Home Help Insure Healthy Texas Online Texas Health Options Texas Sure TX Comp Exit Strategy

NOTICE: New email domain as of 12/10/11 - @tdi.texas.gov. Update your TDI addresses.

TDI.TEXAS.GOV
TEXAS DEPARTMENT OF INSURANCE

Full Search Targeted

TDI Home Insurance & HMO State Fire Marshal Workers' Compensation

You are here: www.tdi.texas.gov > [fire](http://www.tdi.texas.gov/fire) > [index.html](http://www.tdi.texas.gov/fire/index.html)

State Fire Marshal Menu

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State Fire Marshal's Office Home

Texas Fire Investigation Forum

The SFMO will host the Spring Texas Fire Investigation Forum, April 8-9, 2013, in Plano. Forum details are available at [our event page](#).

Spring Texas Fire Investigation Forum
April 8-9, 2013

News Topics A-Z Services Resources

[Sign up for our eNews Alerts](#) to stay up-to-date on all that is going on with the SFMO.

Latest Updates

- The SFMO hosted its first Texas Fire Investigation Forum, January 7-8, 2013, in Houston. Forum details are still available at [our event page](#).
- The Public Agency Training Council is offering "Meeting the Requirements of NFPA 1033" seminars for fire/arson investigators in Houston and Plano in early February. You can get the details and register to attend by visiting [the PATC's class training schedule page](#).
- The [School Fire Drill Exit Report form](#) for the 2012-2013 school year is available. Remember: Schools should no longer send copies of their fire drill reports to SFMO. Keep them in your records for 3 years.

http://www.tdi.texas.gov/fire/fml.html



Questions?