



**OFFICE OF THE FIRE MARSHAL  
KAUFMAN COUNTY, TEXAS**

101 N. Houston Street, Kaufman, Texas 75142  
469-376-4122 | [firemarshal@kaufmancounty.net](mailto:firemarshal@kaufmancounty.net)



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**FIRE CODE OF KAUFMAN COUNTY**

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**Revisions of the Kaufman County Fire Code**

Adopted: 06/18/2007  
Effective: 06/18/2007  
Revised: 03/26/2012  
Revised: 01/01/2014  
Revised: 01/01/2020  
Revised: 02/10/2020  
Revised: 03/09/2021  
Revised: 04/27/2021  
Revised: 08/20/2024  
Revised: 10/29/2024  
Revised: 02/04/2025

**Adoption of the Fire Code of Kaufman County**

This Code is adopted as a Fire Code by the Commissioners Court of Kaufman County, Texas, acting in its capacity as the governing body of Kaufman County. The authority of Kaufman County to adopt this Code and the contents hereof is derived from Chapter 233, Subchapter C, Texas Local Government Code §233.061 et seq., as amended. This Code shall apply to public buildings, commercial establishments, and multi-family dwellings with four or more units for which Construction or Substantial Improvement, as defined in Chapter 233, Subchapter C, Texas Local Government Code §233.0615 and this Code; and begins after the effective date of this Fire Code. This Code may be amended at any time by a majority of Commissioners Court.

This Code applies to the unincorporated areas of Kaufman County, Texas after the effective date of this Code. The International Fire Code - 2024 edition, and all its References; The International Building Code – 2024 edition, and all its References; and The International Existing Building Code – 2024 edition, and all its References, a copy of which is on file in the offices of the Kaufman County Fire Marshal entitled “Fire Code of Kaufman County”, is hereby adopted with stated amendments and exceptions. All sections not expressly amended shall remain in full force and effect as adopted.



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The following sections, paragraphs, and sentences of **Chapter 1** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**[A] 101.1 Title.**

These regulations shall be known as the Fire Code of ~~[NAME OF JURISDICTION]~~ Kaufman County, hereinafter referred to as “this code.”

**[A] 102.1 Construction and design provisions.**

The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions where required in Chapter 11 or in specific sections of this code.
4. Existing structures, facilities and conditions that, in the opinion of the fire code official, constitute a distinct hazard to life or property.

*(Reason: To clarify that there are other provisions in the fire code applicable to existing buildings that are not located in Chapter 11, including but not limited to Section 505 Premises Identification.)*

**[A] 103.1 Creation of agency.**

Kaufman County Fire Marshal’s Office was established in 1988 and the first fire code of Kaufman County was adopted and made effective on June 18, 2007. The official in charge of the agency shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

*(Reason: Establishes the date that a fire code went into effect in Kaufman County.)*

**[A] 103.2 Appointment.**

The ~~fire code official~~ Fire Marshal shall be appointed by the ~~chief appointing authority of the jurisdiction~~ Kaufman County Commissioners Court, as authorized by Texas Local Government Code 352. The Fire Marshal is the fire code official for Kaufman County, and any references within this code to the fire code official shall be to the Fire Marshal or his designee.

**[A] 103.3 Deputies.**

In accordance with the prescribed procedures of ~~this jurisdiction~~ Kaufman County and with the concurrence of the ~~appointing authority~~ Kaufman County Commissioners’ Court, the fire code official shall have the authority to appoint ~~a~~ deputy fire code officials, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the fire code official.



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**104.1.1 Authority of the Fire Marshal and the Fire Marshal's Office**

The Fire Marshal is duly authorized to act by any means deemed necessary to protect life and property from fire and explosion hazards. The Fire Marshal may delegate his power to any other member of the Fire Marshal's Office.

**104.1.2 Additional Duties of the Fire Marshal's Office**

In addition to the regular duties performed by the Fire Marshal's Office, members shall perform all duties required for the protection of persons or property or the preservation of public safety, peace and order:

1. By order of the Kaufman County Commissioners Court;
2. By disaster declaration or other order issued by the Kaufman County Judge;
3. By disaster declaration or other order issued by the Kaufman County Office of Emergency Management;
4. By order issued by the Kaufman County Fire Marshal or designee.

**104.1.3 Authority as Peace Officers**

The Fire Marshal, and deputies, who are commissioned peace officers and hold a peace officer license, shall have the authority granted to peace officers by Texas Code of Criminal Procedure and other Texas law.

**104.11 Authority at fires and other emergencies.**

The fire code official, or the fire chief or member or officer of the fire department in charge at the scene of a fire or other emergency involving the protection of life or property, or any part thereof, shall have the authority to direct such operation as necessary to extinguish or control any fire, perform any rescue operation, investigate the existence of suspected or reported fires, gas leaks or other hazardous conditions or situations, or take any other action necessary in the reasonable performance of duty. In the exercise of such power, the fire chief, fire code official, or member is authorized to prohibit any person, vehicle, vessel or thing from approaching the scene, and is authorized to remove, or cause to be removed or kept away from the scene, any vehicle, vessel or thing that could impede or interfere with the operations of the fire department and, in the judgment of the fire chief, fire code official, or member, any person not actually and usefully employed in the extinguishing of such fire or in the preservation of property in the vicinity thereof.

*(Reason: Gives authority to the fire marshal's office, fire chief, and any member of the fire department in charge of the scene.)*

**104.11.1 Barricades.**

The fire code official, or the fire chief or member or officer of the fire department in charge at the scene of an emergency is authorized to place ropes, guards, barricades or other obstructions across any street, alley, place or



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private property in the vicinity of such operation so as to prevent accidents or interference with the lawful efforts of the fire department to manage and control the situation and to handle fire apparatus.

*(Reason: Gives authority to the fire marshal's office, fire chief, and any member of the fire department in charge of the scene to secure the scene and prevent unauthorized access.)*

**104.11.2 Obstructing operations.**

Persons shall not 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, or the fire chief or member officer of the fire department in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire department.

*(Reason: Provides for the enforcement of orders given by the fire marshal's office, fire chief, and any member of the fire department in charge of the scene.)*

**104.11.3 Systems and devices.**

Persons shall not render a system or device inoperative during an emergency unless by direction of the fire code official, or the fire chief or member of the fire department ~~fire department official~~ in charge of the incident.

*(Reason: Gives authority to the fire marshal's office, fire chief, and any member of the fire department in charge of the scene to disable fire protection systems and devices as needed during emergency operations. This also ensures that the incident commander and firefighters are aware that a fire protection system is being disabled.)*

**[A] 105.1 General.**

Permits shall be in accordance with Sections 105.1.1 through ~~105.6.25~~ 105.6.28.

**105.1.2 Types of permits.**

There shall be two types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 for either:
  - 1.1. A prescribed period.
  - 1.2. Until renewed or revoked.
2. Construction permit. A construction permit allows the applicant to construct, substantially improve, or demolish a building; or install or modify systems and equipment for which a permit is required by Section 105.6.



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*(Reason: Includes building permits issued under Texas Local Government Code 233 and lists them as a construction permit.)*

**[A] 105.3.3 Occupancy prohibited before approval.**

The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

*(Reason: The Fire Marshal's Office does not issue permits for one- and two- family dwellings. This addition clarifies that a permit may not be required prior to occupying a residential structure.)*

**105.5.36 Open burning.**

~~An voluntary, no cost operational permit is ~~required~~~~ may be obtained for the kindling or maintaining of an open fire or a fire on any ~~public street, alley, road, or other public or private ground~~. ~~Instructions and stipulations of the permit shall be complied with.~~ All outdoor burning is required to comply with applicable state laws, regardless of permit status.

~~Exception: Recreational fires.~~

*(Reason: Clarifies that the open burning permit is voluntary and has no cost associated with it. Ensures that permit holders know they still have to comply with applicable state laws.)*

**105.5.40 Outdoor assembly event.**

An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds ~~1,000~~ 500 persons.

Exception: Buildings, structures, or facilities, specifically designed to accommodate more than 500 persons shall not be a violation of this section, as long as the occupant load does not exceed the value posted on the certificate of occupancy.

*(Reason: This number was decided upon in coordination with the Sheriff. This provides some advanced notice to Fire, EMS, and Sheriff's Office about any gatherings with more than 500 people.)*

**105.5.58 Temporary obstruction of fire apparatus access roads.**

An operational permit is required to temporarily obstruct a fire apparatus access road during a special event or during the course of construction, alteration, or demolition.



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*(Reason: We have experienced an issue with schools temporarily obstructing the fire lane during special events to provide for student safety from traffic hazards. We want to ensure that the fire department is aware of these closures, can plan alternative access, and still provide access for EMS related calls.)*

**[A] 105.6.19 Private fire hydrants, NFPA 22 tanks, and alternative water supplies.**

A construction permit is required for the installation, ~~or~~ modification, or removal of private fire hydrants, NFPA 22 tanks, or alternative water supplies. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

*(Reason: This provides a permitting process for reviewing NFPA 22 tanks and alternative water supplies that may be used with NFPA 1142.)*

**105.6.26 Underground fire main or remote fire department connection.**

A construction permit is required to install or modify an underground fire main or a remote fire department connection.

*(Reason: Plan review is necessary for water mains leading up to fire sprinkler risers and remote fire department connections to the fire sprinkler system.)*

**105.6.27 Electronic access control systems.**

A construction permit is required to install or modify an electronic access control system, as specified in Chapter 10. A separate construction permit is required to install or modify a fire alarm system that is connected to the access control system.

*(Reason: Adds construction permit requirements for electronic access control systems affecting access and/or egress to ensure proper design and installation of such systems. These changes reflect local practices of municipalities in this region.)*

**105.6.28 Tenant finish out.**

A construction permit is required to modify the floorplan or install or remove walls in a tenant space that will remain the same occupancy type. If the tenant space will be changing occupancy types, a building permit should be obtained.

*(Reason: Adding or removing walls in a tenant space may not be considered a substantial improvement, but has a significant impact on fire sprinkler coverage and effectiveness, egress routes, and the location of fire alarm notification appliances.)*

**105.6.29 Fire apparatus access road or utility access road.**



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A construction permit is required to install or modify a fire apparatus access road or utility access road.

Exception: Site / civil plans that include fire apparatus access roads or utility access roads, and are submitted under a building permit.

*(Reason: Adding or modifying a fire lane or utility access road can have implications on hydrant spacing, weight ratings, width, coverage of a building, etc.)*

**[A] 106.1 Submittals.**

Construction documents and supporting data shall be submitted ~~in two or more sets~~ digitally with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional ~~where required by the statutes of the jurisdiction in which the project is to be constructed~~ in accordance with Texas Occupations Code 1001.402 and 1051.551. The fire code official may require construction documents to be reviewed by a third-party and require documentation that the third-party plan review has been approved.

Exception: The fire code official is authorized to waive the submission of construction documents and supporting data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

*(Reason: The Fire Marshal's Office has transitioned to online or digital plan review to save printing costs for builders. This also ensures builders know about Texas Occupations Code 1001.402 and 1051.551, that we cannot accept plans that do not bear the stamp of an architect or engineer. At times, it may be necessary to have plans reviewed by a third-party because of the complexity of the plans.)*

**[A] 106.2.1 Information on construction documents.**

Construction documents shall be drawn to scale ~~on suitable material. Documents~~ and submitted 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.

*(Reason: The Fire Marshal's Office has transitioned to online or digital plan review to save printing costs for builders.)*

**108.3 Permit valuations.**



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~~The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated 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. Where, in the opinion of the fire code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the fire code official. The value of a building shall be calculated using the most current version of the International Code Council's Building Valuation Data table. The applicant has the right to submit documentation indicating the actual cost of the building, that would significantly vary from the International Code Council's Building Valuation Data table. The fire code official, after considering such evidence, shall have the authority to adjust the final valuation for permit fees.~~

*(Reason: This ensures that the fee schedule changes as the market changes and building costs fluctuate.)  
Consider provision to rebut the presumed value, by presentation of documentation indicating otherwise.*

### **110.7 ITM reporting.**

Any licensed contractor responsible for performing inspections, testing, and maintenance of fire protection systems in the unincorporated areas of Kaufman County shall report the results of the same in accordance with Texas Administrative Code, Chapter 34.

*(Reason: Adds requirement for contractors to let us know when a fire protection system is non-operational or in need of repair, in accordance with State law.)*

### **[A] 111.1 Authority to disconnect service utilities.**

The fire code official shall have the authority to authorize disconnection of utility service to the building, structure or system in order to safely execute emergency operations or to eliminate an immediate hazard. The fire code official shall notify the serving utility and, where possible, the owner or the owner's authorized agent and the occupant of the building, structure or service system of the decision to disconnect ~~prior to taking such action~~. If not notified prior to disconnection, then the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

*(Reason: Removes requirement to inform before disconnecting, but provides provisions for what to do in the case that we do not provide prior notification.)*

### **112.5 Fees.**

Persons who request to take a matter before the board of appeals shall pay a fee of \$170 prior to the issue being presented to the board.



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*(Reason: The fire code official will need to dedicate time to research and prepare a presentation for the board of appeals. In addition, this discourages abuse of variance requests.)*

**[A] 113.4 Violation penalties.**

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a Class C Misdemeanor, punishable by a fine of not more than five-hundred dollars ~~or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment.~~ Each day that a violation continues after due notice has been served shall be deemed a separate offense.

*(Reason: Reducing the offense from a Class B Misdemeanor to a Class C Misdemeanor. This makes it easier for fire inspectors to issue citations for failing to comply after multiple attempts to gain compliance, and all citations can be filed in Justice of the Peace courts.)*



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The following sections, paragraphs, and sentences of **Chapter 2** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**FIRE CODE OFFICIAL.** The ~~fire chief~~ county fire marshal or other designated authority charged with the administration and enforcement of the code, or a duly authorized representative.

**[BG] HIGH-RISE BUILDING.** A building with an occupied floor located more than ~~75~~ 55 feet (~~22 860 mm~~) above the lowest level of fire department vehicle access.

*(Reason: Most fire departments in the unincorporated area do not have aerial ladder trucks. Kaufman Fire Department has a 75-foot aerial ladder, but when inclined at an angle, it is less than 75 feet in height. Buildings more than five stories tall present unique challenges to firefighters.)*

**REPAIR GARAGE.** A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

*(Reason: To further clarify types of service work allowed in a repair garage, as well as to correspond with definition in the IBC.)*

**SELF-SERVICE STORAGE FACILITY.** Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

*(Reason: To provide a definition that does not exist in the code.) NCTCOG Language*

**UPGRADED OR REPLACED FIRE ALARM SYSTEM.** A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

- Firmware updates
- Software updates



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- Replacing boards of the same model with chips utilizing the same or newer firmware

*(Reason: This is referenced in several places, but the wording of “upgraded or replaced” is somewhat ambiguous and open to interpretation. Defining it here allows for consistent application.) NCTCOG Language*



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The following sections, paragraphs, and sentences of **Chapter 3** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**307.1 General.**

A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted ~~and approved~~ in accordance with Sections 307.1.1 through 307.5.

**307.1.1 Prohibited open burning.**

~~Open burning shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous.~~

~~Exception: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.~~

Open burning is prohibited unless an exception specifically listed in the Texas Outdoor Burning Rules applies, and an order prohibiting outdoor burning (burn ban) is not in effect. All outdoor burning must comply with applicable state statutes related to outdoor burning.

*(Reason: Aligns the adopted fire code with state statutes, reduces local restrictions on open burning)*

**307.2 Permit required.**

A permit shall be obtained from the fire code official in accordance with Section 105.5 prior to kindling a fire ~~for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire~~ land clearing operations in preparation for development, when such development will be subject to regulations under this code. Application for such approval shall only be presented by, and permits issued to, the owner of the land on which the fire is to be kindled.

*(Reason: Only requires a permit for open burning when a developer is clearing land for future development. This typically results in a large quantity of vegetation that needs to be burned. We want to make sure these piles are a manageable size, are in a safe location, and will not become a nuisance to nearby residents.)*

**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 is in violation of applicable state and local laws,~~ the fire code official or member of the fire department in charge is authorized to order the extinguishment of the open burning operation.



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*(Reason: Removes reference to a required permit, isolates the extinguishment authority to violations of the law, and authorizes a firefighter to order the extinguishment of the fire during burn bans.)*

**307.4.1 Bonfires and brush piles.**

A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material ~~unless the fire is contained in a barbecue pit.~~ Conditions that could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition.

*(Reason: There is a need for guidance on how big a bonfire or brush pile can be to be considered manageable and capable of being burned within daylight hours, in compliance with state law. Generally, a bonfire or brush pile that does not exceed 15 feet in diameter and 8 feet in height is capable of extinguishing before nighttime.)*

**307.4.3 ~~Portable outdoor fireplaces~~ and firepits.**

~~Portable~~ outdoor fireplaces and firepits shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

Exception: Portable outdoor fireplaces and firepits used at one- and two-family dwellings.

**307.5 Attendance.**

All open burning, ~~bonfires, recreational fires and use of portable outdoor fireplaces~~ shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

*(Reason: Reiterates the need for fires to be attended to at all times and have an acceptable means of extinguishment.)*



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The following sections, paragraphs, and sentences of **Chapter 4** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**403.4 Group E occupancies.**

An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group E occupancies and for buildings containing both a Group E occupancy and an atrium. A diagram depicting two evacuation routes shall be posted in a conspicuous location in each classroom. Group E occupancies shall comply with Sections 403.4.1 through 403.4.3.

*(Reason: The diagrams are intended to assist with egress in such occupancies – specifically, the primary teacher is not always present to assist children with egress. Also, such will help reinforce evacuation drill requirements.)*

**405.5 Time.**

Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

Exceptions:

1. In severe climates, the fire code official shall have the authority to modify the emergency evacuation drill termination points and frequency.
2. In Groups I-1, I-2, I-3 and R-4, where staff-only emergency evacuation drills are conducted after visiting hours or where care recipients are expected to be asleep, a coded announcement shall be an acceptable alternative to audible alarms.
3. Notification of teachers/staff having supervision of light- or sound-sensitive students/occupants, such as those on the autism spectrum, for the protection of those students/occupants, shall be allowed prior to conducting a drill.

*(Reason: This change allows for consideration/protection of students/occupants who may be severely negatively impacted by the nature of a fire alarm notification during a practice drill.)*

**408.1 Storm Shelters.**

Recreational vehicle parks, as defined in Kaufman County Subdivision and Land Development Regulations, shall be provided with a storm shelter constructed in accordance with the International Building Code, 2024 edition, and ICC 500.

*(Reason: During the last major storm event, multiple RV parks had RVs that sustained significantly damage and put occupants at risk. The number of RV parks is increasing in Kaufman County. Occupants of the RVs do not have sheltering options during severe weather events, which has prompted many phone calls to OEM looking for*



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*public storm shelters. This will require the developer to construct amenity centers that provide necessary protections. This is a part of an emergency management mitigation project.)*



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The following sections, paragraphs, and sentences of **Chapter 5** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**501.4 Timing of installation.**

Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to progressing beyond the completion of the foundation of the structure. ~~and during the time of construction except where approved alternative methods of protection are provided.~~ Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with Section 505.2.

*(Reason: Reflects current practice in the region relative to ensuring fire department and EMS access during construction, which can be a time of increased frequency for emergency incidents.)*

**503.1.1 Building and facilities.**

Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirement of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet 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, 903.3.1.2, or 903.3.1.3.
  - 1.2. 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.
  - 1.3. There are not more than two Group R-3 or Group U occupancies.
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 or other unoccupied structures commonly associated with public utility services.

*(Reason: This amendment would allow the fire marshal to not require fire lanes to structures such as solar farms, cell phone towers, electrical substations, etc.)*



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**503.2.1 Dimensions.**

Fire apparatus access roads shall have an unobstructed width of not less than ~~20~~ 24 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than ~~13 feet 6 inches (4115 mm)~~ 14 feet.

*(Reason: Amendment recognizes that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus during a fire or EMS emergency.)*

**503.2.3 Surface.**

Fire apparatus access roads shall be designed and maintained to support ~~the~~ 85,000 pounds of imposed loads ~~of~~ from fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

*(Reason: To address the current size of fire trucks in use – figure derived from DOT requirements for waiver of vehicle exceeding such weight and from current maximum weights of fire trucks being purchased by jurisdictions in North Texas.)*

**503.2.4 Turning radius.**

The minimum required inside turning radius of a fire apparatus access road shall be ~~determined by the fire code official~~ 26 feet.

*(Reason: Specifies the turn radius for fire lanes.)*

**503.3.1 Striping**

Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

*(Reason: Establishes a standard method of marking and reflects regional long-standing practices.)*

**503.3.2 Signs**

Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high. Signs shall be painted on a white background with letters and borders in red, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the fire code official.



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*(Reason: Establishes a standard method of marking and reflects regional long-standing practices.)*

**503.3.3 Parking Curbs**

Where fire apparatus access roads are constructed of a material that is not conducive to striping or signage, the fire apparatus access road shall be marked by concrete parking curbs that are painted with red traffic paint to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in white letters on each parking curb. Parking curbs shall be placed at a maximum of 25-foot intervals along both sides of the fire lanes.

*(Reason: Establishes a standard method of marking and reflects regional long-standing practices. Provides alternatives for marking a fire lane on gravel roads.)*

**503.4 Obstruction of fire apparatus access roads.**

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2, and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

Exception: The facility has obtained a permit in accordance with Section 105.5.58.

*(Reason: As originally worded, the section implied that vehicles could be parked in the marked fire lane and not be in violation if the minimum width is still maintained. Current accepted enforcement practice is to require the entire marked fire lane to be maintained clear and unobstructed. This also creates an exception for those who have obtained a permit and been given permission to obstruct a fire lane for construction or a special event.)*



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The following sections, paragraphs, and sentences of **Chapter 6** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**605.4 Fuel oil storage systems.**

Fuel oil storage systems for building heating systems shall be installed and maintained in accordance with this code. Tanks and fuel oil piping systems shall be installed in accordance with Chapter 13 of the International Mechanical Code and Chapter 57 of this code.

*(Reason: Issues addressed by Chapter 57, such as venting to outside of buildings, remote fill to outside of building, overfill protection, physical protection, etc., are not included in Section 605.4, so compliance with Chapter 57 is also required.)*

**605.4.1 Fuel oil storage in outside, above-ground tanks.**

Where connected to a fuel oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA 31 and Chapter 57 of this code.

*(Reason: Issues addressed by Chapter 57, such as venting to outside of buildings, remote fill to outside of building, overfill protection, physical protection, etc., are not included in Section 605.4, so compliance with Chapter 57 is also required.)*

**605.4.2 Fuel oil storage inside buildings.**

Fuel oil storage inside buildings shall comply with Sections 605.4.2.2 through 605.4.2.8 ~~or~~ and Chapter 57.

*(Reason: Issues addressed by Chapter 57, such as venting to outside of buildings, remote fill to outside of building, overfill protection, physical protection, etc., are not included in Section 605.4, so compliance with Chapter 57 is also required.)*



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The following sections, paragraphs, and sentences of **Chapter 8** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**807.5.2.2 Artwork in corridors.**

Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception:

1. Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

*(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)*

**807.5.2.3 Artwork in classrooms.**

Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

*(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)*



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The following sections, paragraphs, and sentences of **Chapter 9** of the 2024 *International Fire Code* (IFC) are hereby amended 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, as defined by the manufacturer, with sufficient 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. Fire pump and automatic sprinkler system riser rooms shall be provided with exterior doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.

*(Reason: Ensures firefighters have ready access to the riser room through a clearly marked exterior door, rather than having to navigate or search the interior of a structure to locate and access the riser room.)*

**901.4.7.1 Access.**

Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access through an exterior door. Where located in a fire pump room or automatic sprinkler system riser room, the door shall be permitted to be locked provided that the key is available at all times.

*(Reason: Ensures firefighters have ready access to the riser room through a clearly marked exterior door, rather than having to navigate or search the interior of a structure to locate and access the riser room.)*

**901.6.4 False Alarms and Nuisance Alarms.**

False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

*(Reason: Places the responsibility on the business or property owner to maintain their fire alarm systems in approved condition. Allows the enforcement of "prohibition of false alarms".)*

**901.7 Systems out of service.**

Where a required fire protection system is out of service, or in the event of an excessive number of false activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall be either evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service.



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Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Exception: Facilities with an approved notification and impairment management program. The notification and impairment program for water-based fire protection systems shall comply with NFPA 25.

*(Reason: Gives fire code official more discretion with regards to enforcement of facilities experiencing nuisance alarm or fire protection system activations necessitating correction/repair/replacement. The intent of the amendment is to allow local jurisdictions to enforce fire watches, etc., where needed to ensure safety of occupants where fire protection systems are experiencing multiple nuisance activations.)*

**901.7.1.1 Fire Watch**

In order to prevent a building from being evacuated until systems are returned to serviceable conditions, the building owner or other responsible party may choose to conduct fire watch while the building is occupied. The impairment coordinator shall keep and maintain a log showing satisfactory completion of fire watch duties. In the case that there is an insufficient number of staff to satisfactorily complete fire watch duties, a third-party security firm may be hired to perform fire watch duties while the building is occupied.

*(Reason: Many business owners opt to go on fire watch when their fire protection system goes down, but fail to follow through with the required log. If they do not have the staffing to keep up with fire watch, this will allow them to hire a third-party to provide that service for them and keep the building occupied.)*

**903.2.4.2 Group F-1 distilled spirits.**

An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at one time.

*(Reason: To establish a sprinkler criteria limit based on existing maximum allowable quantities provided for flammable liquids in a non-sprinklered space from Chapter 50 and allow very small distillery type operations without sprinkler requirements as has been historically allowed.)*

**903.2.9.3 Group S-1 distilled spirits or wine.**

An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>16% alcohol) in the fire area at one time.



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*(Reason: To establish a sprinkler criteria limit based on existing maximum allowable quantities provided for flammable liquids in a non-sprinklered space from Chapter 50 and allow very small storage operations without sprinkler requirements as has been historically allowed.)*

**903.2.9.4 Group S-1 upholstered furniture and mattresses.**

An automatic sprinkler system shall be provided throughout a Group S-1 fire area, where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m<sup>2</sup>).

~~Exception: Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.~~

*(Reason: Removing exception for self-service storage facilities. We are unable to regularly inspect the interior of these commercial occupancies and are unaware of the contents being stored. Previous allowance to separate units by fire barriers is difficult to enforce maintenance after opening.)*

**903.2.9.5 Self-Service Storage Facility.**

An automatic sprinkler system shall be installed throughout all self-service storage facilities.

*(Reason: We are unable to regularly inspect the interior of these commercial occupancies due to fourth amendment protections for the tenants and are unaware of the contents being stored. Previous allowance to separate units by fire barriers is difficult to enforce maintenance after opening.)*

**903.2.11.3 Buildings 55 feet or more in height.**

An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more~~ located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

~~Exception: Occupancies in Group F-2.~~

*(Reason: Most fire departments in the unincorporated area do not have aerial ladder trucks. Kaufman Fire Department has a 75-foot aerial ladder, but when inclined at an angle, it is less than 75 feet in height. Buildings more than five stories tall present unique challenges to firefighters.)*

**903.2.11.7 High-Piled Combustible Storage.**

An automatic sprinkler system shall be installed in fire areas containing high-piled combustible storage.

*(Reason: Fires in high-piled combustible storage allow a fire to progress very quickly. They become a challenge to reach from the interior with hose streams and pose a collapse hazard to firefighters.)*



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**903.3.1.2 NFPA 13R sprinkler systems.**

Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. For other than Group R-2 occupancies, the floor level of the highest story is ~~30~~ 35 feet (~~9144 mm~~) or less above the lowest level of fire department vehicle access.
3. For Group R-2 occupancies, the roof assembly is less than 45 feet (~~13716 mm~~) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.
4. The floor level of the lowest story is ~~30~~ 35 feet (~~9144 mm~~) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from grade plane.

*(Reason: The change to the 2024 IFC over-reached to limit 13R systems to 30 ft. high at topmost floor level, which basically results in limiting 13R systems to 3 story buildings in reality. This change to 35 ft. would still allow 13R systems in 4 story apartment buildings, as has been allowed historically and as intended by 13R's scope.)*

**903.3.1.3 NFPA 13D sprinkler systems.**

Automatic sprinkler systems installed in ~~one and two family dwellings~~; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

*(Reason: To allow the use of the Plumbing section of the International Residential Code (IRC) and recognize current state stipulations in this regard.)*

**903.3.1.4 Freeze protection.**

Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

**903.3.1.4.1 Attics.**

Only dry-pipe, pre-action, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.



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Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

*(Reason: In the last few years, severe winters brought to light several issues with current practices for installing sprinklers in attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. Listed antifreeze is specifically included because NFPA currently allows such even though there is no currently listed antifreeze at the time of development of these amendments. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)*

**903.3.1.4.2 Heat trace/insulation.**

Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of water-filled pipe.

*(Reason: In the last few years, severe winters brought to light several issues with current practices for installing sprinklers in attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. Listed antifreeze is specifically included because NFPA currently allows such even though there is no currently listed antifreeze at the time of development of these amendments. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)*

**903.3.5 Water supplies.**

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code



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official. Water supplies shall be designed in conformance with the requirements of the respective NFPA standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor.

*(Reason: This aligns Kaufman County with the safety factor that is widely accepted for the North Texas and commonly used by sprinkler system designers.)*

**903.3.9 High-rise Multi-level building floor control valves.**

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in ~~high-rise~~ multi-level buildings.

*(Reason: When a fire sprinkler head activates and has extinguished the fire, the water supply to the sprinkler head must be shut down as quickly as possible to reduce water damage. The sprinkler system must remain shut down until a new sprinkler head can be installed. This means the building must remain unoccupied until the fire sprinkler system is restored. By installing control valves at each floor, firefighters have easy access to the valve, which can be used to isolate the affected portion of the fire sprinkler system. Portions of the sprinkler system that are not affected can be restored and unaffected portions of the building can be reoccupied immediately.)*

**903.4.3 Alarms.**

An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Sprinkler waterflow switches shall be provided for each zone or portion of the sprinkler system isolated by a control valve. Such sprinkler waterflow alarm devices shall be activated by 45 seconds of water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system. If multiple waterflow switches are installed in the system, each switch shall communicate an accurate description of the zone it serves to the fire alarm panel and monitoring service.

Exception: Automatic sprinkler systems protecting one- and two-family dwellings.

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

*(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access and ease of recognition of the FDC location, especially at night.)*

**905.3.8 Buildings Exceeding 10,000 sq. ft.**



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In buildings exceeding 10,000 square feet in area per story or where any portion of the building's interior area is more than 200 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
2. R-2 occupancies of four stories or less in height having no interior corridors.

*(Reason: Allows for the rapid deployment of hose lines to the body of the fire in larger structures.)*

**907.2.10.1 Public- and self-storage occupancies.**

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies ~~three stories or greater in height~~ for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

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.

*(Reason: Because of the potential unknown fire load and hazards in self-storage type facilities, which could include flammable liquids for instance, as well as other hazardous materials, prompt evacuation in the event of fire alarm is needed; therefore, notification in the corridors/common areas is critical to all such occupancies, regardless of height.)*

**907.4.2.7 Type.**

Manual alarm initiating devices shall be an approved double action type.

*(Reason: Helps to reduce false alarms.)*

**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.

Exceptions:

- ~~1. Fire alarm systems in single story buildings less than 22,500 square feet (2090 m<sup>2</sup>) in area.~~
- ~~2. Fire alarm systems that only include manual fire alarm boxes, waterflow initiating devices and not more than 10 additional alarm initiating devices.~~



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3. ~~Special initiating devices that do not support individual device identification.~~
4. ~~Fire alarm systems or devices that are replacing existing equipment.~~

*(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)*

**910.2.3 Group H.**

Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

*(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish.)*

**910.4.3.1 Makeup air.**

Makeup air openings shall be provided within 6 feet (~~1829 mm~~) of the floor level. Operation of makeup air openings shall be ~~manual~~ or automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m<sup>2</sup>per 0.4719 m<sup>3</sup>/s) of smoke exhaust.

*(Reason: This allows such systems to be activated from the smoke control panel by first responders without having to physically go around the exterior of the building opening doors manually. Such requires a significant number of first responders on scene to conduct this operation and significantly delays activation and/or capability of the smoke exhaust system.)*

**912.2.3 Hydrant Distance.**

An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.



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*(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations also. Also, consistent with NFPA 14 criteria.)*

**913.2.1 Protection of fire pump rooms.**

Rooms where fire pumps are located shall be separated from all other areas of the building in accordance with Section 913.2.1 of the International Building Code.

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

*(Reason: This requirement allows fire fighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario for some buildings, and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)*

**5704.2.11.4 Leak prevention.**

Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 and 5704.2.11.4.2  
5704.2.11.4.3.

*(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications. Coordinates with TCEQ requirements.)*

**5704.2.11.4.3 Observation Wells.**

Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with a minimum of 4 tubes. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

*(Reason: Provides an economical means of checking potential leaks at each tank site. This is long-standing regional practice.)*



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FIRE CODE OF KAUFMAN COUNTY

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The following sections, paragraphs, and sentences of **Appendix A** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**A101.3 Membership of board.**

The board shall consist of ~~five~~ eight ~~voting~~ members appointed by the Kaufman County Commissioners' Court ~~chief appointing authority of the jurisdiction~~. Each member shall serve for two years or until a successor has been appointed. The board member's terms shall be staggered at intervals, so as to provide continuity. The fire code official shall be an ex officio member of said board but shall not vote on any matter before the board.

*(Reason: Current practice is to use the Development Support Committee to review appeals or variance requests. This committee is made up entirely of county employees and lacks the independence to be considered a fair appeals board. This would create an appeals board that can hear arguments from both the fire marshal and appellee, and make unbiased decisions.)*

**A101.3.4 Chairperson.**

~~The board shall annually select one of its members to serve as chairperson.~~ The board shall annually select one of its members to be the Chairperson. The Chairperson shall preside over the board, and shall only vote in case of a tie.

**A101.3.7 Compensation of members.**

~~Compensation of members shall be determined by law.~~ There will be no compensation provided to members of the board.

**A101.5.2 Quorum.**

~~Three members of the board shall constitute a quorum.~~ Quorum of the board shall be four voting members, exclusive of the Chairman.

**A101.7 Board decision.**

The board shall only modify or reverse the decision of the fire code official by a concurring vote of ~~three~~ four or more members.



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FIRE CODE OF KAUFMAN COUNTY

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The following sections, paragraphs, and sentences of **Appendix B** of the 2024 *International Fire Code (IFC)* are hereby amended as follows:

**B102.1 Definitions.**

FIRE-FLOW CALCULATION AREA. The ~~floor area, in square feet (m<sup>2</sup>),~~ volume of the building used to determine the required fire flow.

*(Reason: NFPA 1142 uses volume, not square footage to calculate required water flow for fire suppression.)*

**B104.2 Area separation.**

Portions of buildings that are separated by fire walls ~~without openings~~ or fire barriers, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

*(Reason: This would allow a builder to separate fire areas with either fire barriers or fire walls. This can be used to isolate and reduce the size of fire areas in a building. The water supply requirement would then become the calculations from the largest fire area.)*



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix C** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**Appendix C** is adopted in its entirety.



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix D** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**D103.3 Turning radius.**

The minimum inside turning radius shall be ~~determined by the fire code official~~ 26 feet.

**D103.7 Obstructions.**

Overhead power lines between a transformer and the weatherhead serving the building shall not be located over the fire apparatus access road. Other obstructions shall be permitted to be placed with the approval of the fire code official.

*(Reason: We don't want firefighters to park fire apparatus underneath powerlines that connect to the building because they often burn through and drop to the ground.)*



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix E** of the 2024 *International Fire Code (IFC)* are hereby amended as follows:

**Appendix E** is adopted in its entirety.



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix F** of the 2024 *International Fire Code (IFC)* are hereby amended as follows:

**Appendix F** is adopted in its entirety.



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix H** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**Appendix H** is adopted in its entirety.



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix I** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**Appendix I** is adopted in its entirety.



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix K** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**Appendix K** is adopted in its entirety.



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix L** of the 2024 *International Fire Code (IFC)* are hereby amended as follows:

**Appendix L** is adopted in its entirety.



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix M** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**Appendix M** is adopted in its entirety.



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**FIRE CODE OF KAUFMAN COUNTY**

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The following sections, paragraphs, and sentences of **Appendix N** of the 2024 *International Fire Code* (IFC) are hereby amended as follows:

**Appendix N** is adopted in its entirety.



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**BUILDING PERMIT FEE SCHEDULE**

**Step 1:** Using the most current version of the International Code Council (ICC) Building Valuation Data (BVD) table, determine the construction cost per square foot of your proposed building. This is based on occupancy type and construction type.

**Table 1**

*International Code Council Building Valuation Data table (August 2024)*

**Square Foot Construction Costs <sup>a, b, c</sup>**

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1 Assembly, theaters, without stage	306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2 Assembly, nightclubs	264.07	256.33	248.28	238.82	223.69	217.61	230.62	203.42	195.71
A-2 Assembly, restaurants, bars, banquet halls	263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3 Assembly, churches	311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3 Assembly, general, community halls, libraries, museums	261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4 Assembly, arenas	305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B Business	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E Educational	279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1 Factory and industrial, moderate hazard	162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2 Factory and industrial, low hazard	161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1 High Hazard, explosives	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	N.P.
H234 High Hazard	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5 HPM	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	459.84	449.45	439.33	427.82	403.26	N.P.	417.81	377.98	N.P.
I-2 Institutional, nursing homes	319.21	306.86	296.74	285.23	264.10	N.P.	275.22	238.82	N.P.
I-3 Institutional, restrained	341.48	331.09	320.97	309.46	288.34	278.89	299.46	263.05	251.33
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	197.08	189.34	177.79	171.82	156.33	151.25	163.63	136.06	129.35
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family <sup>d</sup>	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	150.65	142.81	133.05	127.61	112.61	106.60	121.11	91.40	84.33
S-2 Storage, low hazard	149.65	141.81	133.05	126.61	112.61	105.60	120.11	91.40	83.33
U Utility, miscellaneous	115.27	108.48	100.93	96.59	86.02	80.36	91.94	68.09	64.85

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.



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**BUILDING PERMIT FEE SCHEDULE**

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**Step 2:** Multiply the construction cost by the square footage of your building.

**Step 3:** Take the value from step two and multiply it by 0.003 (less than 1/3<sup>rd</sup> of 1%).

Figure 1

*Example of permit fee calculation for a 1,500 square foot, A-2 Restaurant, Type VB construction.*

Permit Fee	=	Gross Area	x	ICC BVD Cost per Sq. ft.	x	Fee Multiplier
\$649.49		1,500 Sq. Ft.		\$144.33		0.003

**Step 4:** The minimum fee for a building permit is \$500. If the permit fee you calculated is less than \$500, your permit fee is \$500. If the permit fee you calculated is greater than \$500, your permit fee is the calculated value.

Note: The building permit fee includes your initial Certificate of Occupancy / Certificate of Compliance. You will be responsible for renewing your Certificate of Occupancy on an annual basis, at which time your annual fire inspection will be conducted.

Kaufman County Fire Marshal Permit Fee approved Oct 29, 2024

Fire Marshal Mike Taylor

Construction Permit Description	Permit Fee
Automatic fire-extinguishing system (installation, modification)	\$255
Automatic sprinkler system (< 250 heads)	\$340
Automatic sprinkler system (> 250 heads)	\$425
Compressed gases (install, repair, abandon, remove, modify; Table 105.5.9)	\$255
Cryogenic fluids (install, alter; Table 105.5.11)	\$255
Electronic access control system (install, modify)	\$255
Emergency responder communication coverage system (install, modify)	\$255
Energy storage system (Section 1207)	\$255
Fire alarm and detection system and related equipment (less than 250 heads/ devices)	\$340
Fire alarm and detection system and related equipment (250 heads/ devices or more)	\$425
Fire pumps and related equipment (install, modify)	\$255
Flammable and combustible liquids (install, modify, repair, alter, remove, abandon)	\$255
Fuel cell power systems (install)	\$255
Gas detection systems (install, modify)	\$255
Gates and barricades across fire apparatus access roads (install, modify)	\$255
Hazardous materials (install, repair, abandon, remove, modify; Table 105.5.22)	\$340
High-piled combustible storage (> 500 sq. ft.)	\$255
Industrial oven (install; Chapter 30)	\$255
LP-gas	\$255
Motor vehicle repair rooms and booths (install, modify)	\$255
Plant extraction system (install, modify)	\$255
Prefabricated/ Modular Temporary Building	\$500
Private fire hydrants, NFPA 22 tanks, and alternative water supplies (install, modify, remove)	\$255
Fire apparatus access road or utility access road	\$255
Smoke control or smoke exhaust system	\$255
Site/ Civil Permit	\$500
Solar voltaic power system (install, modify; associated with a structure)	\$255
Solar voltaic power system (install, modify; solar farm)	\$500
Special event structure (platform, stage, etc.; Section 105.5.51)	\$255
Spraying or dipping (install, modify)	\$255
Standpipe system (install, modify, remove)	\$255
Temporary membrane structures and tents (Section 105.5.51)	\$255
Tenant Finish Out (modification of tenant space)	\$340
Underground fire main and remote fire department connections	\$425

Kaufman County Fire Marshal Permit Fee approved Oct 29, 2024  
 Fire Marshal Mike Taylor

<b>Operational Permit Description</b>	<b>Renewal</b>	<b>Fee</b>
Additive Manufacturing (Section 4106.3)	Annual	\$100
Aerosol products (manufacture, store, handle; >500 lbs)	Annual	\$100
Amusement areas	Annual	\$250
Aviation facilities (aircraft servicing or repair)	Annual	\$100
Carnivals and fairs	Per event	\$200
Cellulose nitrate film (store, handle, use in Group A occupancy)	Annual	\$100
Certificate of Occupancy / Certificate of Compliance (new/ change of ownership same occupancy class as before)		\$200
Certificate of Occupancy / Certificate of Compliance (renewal)	Annual	\$100
Combustible dust-producing operations	Annual	\$100
Combustible fibers (storage, handling; > 100 cubic feet)	Annual	\$100
Compressed gases (storage, use, handling; amounts in excess of Table 105.5.9)	Annual	\$100
Covered and open mall buildings (highly combustible goods, display of liquid- or gas-fired equipment; use of open-flame/flame producing equipment)	Per event	\$200
Cryogenic fluids (produce, store, transport, use, handle, dispense; amounts in excess of Table 105.5.11)	Annual	\$100
Portable/off-site cutting and welding	Per event	\$100
Dry cleaning (hazardous cleaning solvent)	Annual	\$100
Energy storage systems (Section 1207)	Annual	\$100
Exhibits and trade shows	Per event	\$200
Explosives (manufacture, storage, handling, sale, use; Chapter 56)	Annual	\$100
Firework stand	Annual	\$100
Firework walk-in site	Annual	\$200
Fire hydrants and valves (use or operate)	Per event	\$100
Flammable and combustible liquids	Annual	\$100
Floor finishing (> 350 sq. ft.; Class 1 or 2 liquids)	Per event	\$170
Foster / adoptive care	N/A	\$85
Fruit and crop ripening (ethylene gas)	Annual	\$100
Fumigation and insecticidal fogging (toxic or flammable fumigant)	Per event	\$170
Hazardous materials (store, transport, dispense, use, handle; Table 105.5.22)	Annual	\$100
HPM facilities (store, handle, use hazmat production materials)	Annual	\$100
High-piled storage (> 500 sq. ft.)	Annual	\$100
Hot work operations (fixed facilities)	Annual	\$175
Hot work operations (portable / off-site locations)	Per event	\$200
Indoor plant cultivation (CO <sub>2</sub> enriched environments)	Annual	Included in CO Renewal
Industrial ovens (Chapter 30)	Annual	Included in CO Renewal
Liquid- or gas-fueled vehicles/equipment in Group A occupancy (display, operate, or demonstrate)	Per event	\$170
Lithium batteries (> 15 cubic feet; Section 320.2)	Annual	Included in CO Renewal

Kaufman County Fire Marshal Permit Fee approved Oct 29, 2024

Fire Marshal Mike Taylor

LP-gas (storage, use; > 500 gallon)	Annual	\$100
Lumber yards and woodworking plants (storage, processing; > 100,000 board feet)	Annual	\$100
Magnesium (melt, cast, heat treat, grind; > 10 pounds)	Annual	\$100
Miscellaneous combustible storage (> 2,500 cubic feet)	Annual	\$100
Mobile food preparation vehicle	Annual	\$100
Motor fuel-dispensing facilities (automotive, marine, fleet)	Annual	\$100
Open burning (private property, recreational, brush piles, cooking)	Annual	No Fee (\$0)
Open burning (Commercial) (trench/ TCEQ air curtain)	Per event	\$250 \$500
Open flames and torches (torch, open flame; wildfire risk area)	Per event	\$85
Open flames and candles (Group A occupancies)	Per event	\$85
Organic coatings (manufacture; > 1 gallon per day)	Annual	\$85
Other inspections, consultation, special needs, administrative fees	N/A	\$100 / hr, minimum 1 hr
Outdoor assembly event (> 500 persons)	Per event	\$250
Places of assembly	Annual	\$100
Plant extraction system (use)	Annual	\$175
Private fire hydrants (use, operate, remove)	Per event	\$85
Pyrotechnic special effects material (storage)	Annual	\$170
Pyrotechnic special effects (fireworks public display for plan/ site review)	Per event	\$200
Pyrotechnic special effects (display observation is per Officer, 2 hours)	Per event	\$150
Pyrotechnic special effects (theatrical)	Per event	\$100
Pyroxylin plastics (store, handle; > 25 pounds)	Annual	\$100
Refrigeration equipment (operate; Chapter 6)	Annual	\$100
Repair garages and motor fuel-dispensing facilities (operate)	Annual	\$100
Rooftop heliport (operate)	Annual	\$100
Spraying or dipping (flammable/combustible liquids or powders; Chapter 24)	Annual	\$100
Storage of scrap tires and tire byproducts (outdoor, > 2,500 cubic feet)	Annual	\$100
Storage of scrap tires and tire byproducts (indoor)	Annual	\$100
Temporary heating or cooking (tents or membrane structures)	Per tent	\$100
Temporary heating or cooking (wildfire risk area)	Per event	\$100
Temporary heating for construction sites	Per site	\$170
Temporary membrane structures, special event structures, tents (> 400 ft <sup>2</sup> )	Per event	\$170
Temporary obstruction of fire apparatus access road	Per event	\$100
Tire-rebuilding plant (operation, maintenance)	Annual	\$150
Waste handling (wrecking yards, junk yards, waste material handling)	Annual	\$125
Wood products (chips, hogged material, lumber, plywood; > 200 cubic feet)	Annual	\$100



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**OPERATIONAL PERMIT & INSPECTION FEE SCHEDULE**

Variance Requests / Board of Appeals		Fee
Board of Appeals Fee		\$250

Fire & Life Safety Permit Description	Renewal	Fee
Day Care / Child Care Facilities Licensed for 1- 49 Children	Annual	\$100
Day Care / Child Care Facilities Licensed for 50- 99 Children	Annual	\$150
Day Care / Child Care Facilities Licensed for 99-149 Children	Annual	\$200
Day Care / Child Care Facilities Licensed for 150 or more Children	Annual	\$250
Foster Homes Licensed for 1- 6 Children	Annual	\$85
Foster Group Homes Licensed for 7- 12 Children	Annual	\$125
Residential Care, Assisted Living, Boarding & Similar Facilities		
Licensed for 1- 16 Occupants	Annual	\$150
Licensed for 17- 49 Occupants	Annual	\$250
Licensed for 50 or more Occupants	Annual	\$350
Hospitals/ Nursing Homes Licensed for 1- 99 Beds	Annual	\$250
Hospitals/ Nursing Homes Licensed for 100- 199 Beds	Annual	\$300
Hospitals/ Nursing Homes Licensed for 200- 299 Beds	Annual	\$350
Hospitals/ Nursing Homes Licensed for 300 or more Beds	Annual	\$450
Multi- Family Dwellings (4 or more)	Annual	\$100
Occupant Load Evaluation when requested or needed	Per Bldg	\$100
Commercial or Public Occupancies less than 10,000 sq. ft.	Per Bldg	\$100
Commercial or Public Occupancies 10,000 sq. ft. to 40,000 sq. ft.	Per Bldg	\$175
Commercial or Public Occupancies more than 40,000 sq. ft.	Per Bldg	\$250
Fire watch, Standby, Consultation and Special Needs	Per Hour	\$100
Re-inspection Fees first re-inspection	No charge	\$0
Reports open record requests		\$10
Occupying Bldg without obtaining a new C.O. in addition to new C.O.	Additional	\$100
Change of occupancy Classification Different occupancy class as before	See Bldg	Permit fee
Substantial Improvement / Modification	See Bldg	Permit fee
Public Assemblage & Special Events contact KCFMO for details	Per event	\$300