

## **AGENDA PLACEMENT FORM**

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

**Date:** 2/11/2025

**Meeting Date:** 2/24/2025

**Submitted By:** Jamie Moore

**Department:** Fire Marshal

**Signature of Elected Official/Department Head:**



**Description:**

Presentation: Introduction to the International Fire Code- Enhancing Fire Safety in Johnson County

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(May attach additional sheets if necessary)

**Person to Present:** Jamie Moore

(Presenter must be present for the item unless the item is on the Consent Agenda)

**Supporting Documentation:** (check one)    ☒ PUBLIC    ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

**Estimated Length of Presentation:** 15 minutes

**Session Requested:** (check one)

☐ Action Item    ☐ Consent    ☒ Workshop    ☐ Executive    ☐ Other \_\_\_\_\_

**Check All Departments That Have Been Notified:**

☐ County Attorney    ☐ IT    ☐ Purchasing    ☐ Auditor

☐ Personnel    ☐ Public Works    ☐ Facilities Management

**Other Department/Official (list)** \_\_\_\_\_

**Please List All External Persons Who Need a Copy of Signed Documents  
In Your Submission Email**

Approved in CC on 9/11/2023

| <b>Court Decision:</b><br><small>This section to be completed by County Judge's Office</small> |   |
|--|---|
|              | <p style="color: red; font-weight: bold; font-size: 1.2em;">2-24-25</p> |

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**Submitted By:** Jamie Moore

**Department:** Fire Marshal

**Signature of Elected Official/Department Head:**



**Description:**

Proposal for Services, Watkins Group LLC for researching, coordinating and drafting of documents for adoption of the interational fire code.

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(May attach additional sheets if necessary)

**Person to Present:** Jamie Moore

(Presenter must be present for the item unless the item is on the Consent Agenda)

**Supporting Documentation:** (check one)    ☒ PUBLIC    ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

**Estimated Length of Presentation:** 5 minutes

**Session Requested:** (check one)

☒ Action Item    ☐ Consent    ☐ Workshop    ☐ Executive    ☐ Other \_\_\_\_\_

**Check All Departments That Have Been Notified:**

☒ County Attorney    ☐ IT    ☐ Purchasing    ☐ Auditor

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|--|---|
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The background of the entire slide is a dark, smoky fire. Bright orange and yellow flames are visible, rising from the bottom and spreading outwards. Thick, greyish-white smoke billows upwards, partially obscuring the flames. The overall effect is one of intense heat and danger.

# THE INTERNATIONAL FIRE CODE

*Enhancing **Fire Safety** in Johnson County, Texas*





# WHAT IS THE IFC?

The IFC establishes comprehensive standards for:

Building Construction

Hazardous Materials

Fire Protection Systems

Egress

Leading to safer buildings and minimizing fire spread. This also enhances firefighter safety through improved access and promotes proactive fire prevention through regular inspections.



# MAJOR EVENTS THAT PROMPTED THE DEVELOPMENT OF INTERNATIONAL FIRE CODE



Our Lady of the Angels School Fire (1958) - Prompted updated school fire safety regulations, including fire drills, automatic alarms, and better evacuation plans.



MGM Grand Hotel Fire (1980) - Led to comprehensive fire protection requirements in high-rise buildings, including sprinklers, smoke detectors, and fire-resistant materials.



The Station Nightclub Fire (2003) - Reinforced the importance of maximum occupancy limits, exit accessibility, and fire-resistant building materials.



Grenfell Tower Fire (2017, UK) - Spurred global discussions on fire safety in high-rise residential buildings, emphasizing fire-resistant cladding and evacuation protocols.



# CURRENT FIRE SAFETY CODES

Across Johnson County, **SEVEN** of the nine municipalities have adopted some level of fire prevention in the form of standardized fire codes.

Johnson County currently has not adopted codes, which can lead to **insufficient protection** for residents and firefighters.



# THE SPECIFICS: BUILDING CONSTRUCTION

The IFC dictates requirements for building materials, fire-resistant construction methods, and the layout of buildings to help contain fires and slow their spread. This includes things like firewalls, fire-rated doors, and proper exit routes. It ensures buildings are designed to give people time to escape in an emergency.



# THE SPECIFICS: OCCUPANCY CLASSIFICATIONS

The code recognizes that different types of buildings have different fire risks. A school, for example, has different needs than a warehouse. The IFC categorizes buildings **based on their use** (like residential, commercial, industrial) and sets specific requirements for each category.





# THE SPECIFICS:

## FIRE PROTECTION SYSTEMS



The IFC covers the installation, maintenance, and testing of fire alarms, sprinkler systems, fire extinguishers, and other fire suppression systems. It ensures these systems are in working order and **ready to respond** in case of a fire.

A person wearing a full-body yellow hazmat suit, a respirator mask with a large filter, and red gloves is working with large blue plastic containers. The person is on the left side of the frame, and the containers are on the right. The background is slightly blurred, showing industrial equipment.

## THE SPECIFICS: HAZARDOUS MATERIALS

Storing, handling, and using hazardous materials poses a significant fire risk. The IFC provides strict guidelines for these activities to **minimize the chance of accidents** and mitigate the impact of any releases.





## THE SPECIFICS: MEANS OF EGRESS

Clear and accessible exits are critical for safe evacuation during a fire. The IFC sets specific requirements for the number, size, and placement of exits, ensuring people can leave a building **quickly and safely**. This includes things like adequate lighting and signage.



## THE SPECIFICS: FIRE DEPARTMENT ACCESS

The IFC ensures that fire departments have clear access to buildings and fire hydrants. This is vital for firefighters to **respond quickly** and effectively to emergencies.



# THE SPECIFICS: PERMITTING AND INSPECTIONS

The IFC establishes a process for permitting and inspecting fire protection systems and other fire-related activities. This helps ensure that everything is done correctly and meets the code's standards.





# WHY SHOULD WE MODERNIZE?

- **Reduced Risk:** Updated codes minimize fire hazards, protect lives and property, and improve overall community safety.
- **Increased Safety:** Modernized codes incorporate the latest research and best practices in fire safety, significantly reducing the risk of fire incidents and their severity.
- **Economic Benefits:** Modern codes can lead to more resilient structures, reducing property damage costs and facilitating faster recovery after disasters. It also lowers liability for property owners and businesses.





# BENEFITS TO OUR COMMUNITY

The background is an aerial photograph of a large, modern industrial facility with a flat roof and several loading docks. Several semi-trailers are parked in the lot. The central text 'BENEFITS TO OUR COMMUNITY' is overlaid on the image. Six brown oval callouts with black outlines are connected to the central text by black lines, each listing a benefit. The benefits are: Improved Fire Safety, Reduced Deaths and Injuries, Enhanced Firefighter Safety, Lower Insurance Costs, Proactive Fire Prevention, and Minimized Property Damage.

Improved Fire  
Safety

Minimized  
Property Damage

Reduced Deaths  
and Injuries

Enhanced  
Firefighter Safety

Lower Insurance  
Costs

Proactive Fire  
Prevention

# WATKINS GROUP CONSULTANTS, LLC

## PROPOSAL FOR SERVICES

Watkins Group Consultants, LLC is pleased to submit this proposal for services to support Johnson County in the effort of Research, Coordination and Drafting of Proposal documentation for adopting Fire Code.

This proposal will serve as an Agreement for services between Watkins Group Consultants, LLC (the "Vendor") and Johnson County (the "Client").

### Proposed Services

- Initial discussion to set project timeline/schedule and expectations
- Compile and present a base Fire Code draft for initial review and comments
- Research adjacent jurisdictions and their adopted code
- Initiate a guided Q&A via email with Johnson County with recommendations on additional code related items, amendments to adopt, fee structure, etc.
- Edit the base draft with additional information and commentary received from Client after the Q&A phase.
- Conduct remote discussion meeting(s) as needed
- Provide a 2nd draft incorporating all comments and discussion points that have been decided through the process.
- Make final revisions and adjustments to the documents
- Provide a final draft of the Fire Code for Johnson County to present for Adoption
- Attend and participate in (2) in-person meetings as requested

### Fees & Billing

The project will be billed out at the completion of each phase, as shown below:

Phase 1: Initial discussion is held to discuss project expectations and timeline. Base Draft completed by Vendor and Q&A Initiated. The base draft is provided to the Client with a detailed list of questions and code suggestions to complete and review. - - \$ 500.00

Phase 2: Research of adjacent jurisdictions completed by Vendor, Q&A responses received and base draft is edited and provided to client for review, with a proposed permitting fee. - \$ 875.00

Phase 3: Edited draft is reviewed and marked up by Client and comments are returned to Vendor. Remote discussion is conducted as needed. Final Draft is ready for review - - \$ 375.00

Phase 4: Meeting coordination and participation to assist in the adoption, approval and implementation of Fire Code. Travel, lodging and time for 2 participants from the Watkins team.

Travel Rate - Roundtrip of 4 hours per trip, per person = 16 Hours x Travel Rate \$65 per hour (\$1,040.00)

Event time @ 2 hours per person x 2 events = Apx. 8 Hours x \$125 per hour (\$1,000.00)

Lodging for 1 event x 2 attendees = \$320.00 (Room rates estimated at \$160 per person)

Project total: \$ 4110.00

\*\*Additional meetings or coordination needed will be billed at \$125 per hour.



Vendor shall invoice the Client at the end of each phase listed above. Invoices will be submitted to the Client via email, and payment is requested **no later than 30 days** from invoice date. Alternate invoicing timelines can be accommodated if requested by Client.

## Timeline for Execution

Project schedule to be determined during initial discussions. Our team is ready to move forward. Expected turnaround time is apx. 3 weeks, dependent on successfully meeting deadlines by all parties.

## Service Level

- a) Vendor and Client shall agree upon a project schedule at the commencement of this contract, and Vendor will meet deadlines as promised. The Client may have deadlines imposed upon them during the course of the project, and if those deadlines are not met, the contract schedule may need to be adjusted accordingly.
- b) Vendor will communicate with the Client's staff by phone, video, e-mail, or in person, as necessary
- c) Vendor will attend remote meetings with a notice of at least two business days.
- d) Vendor will attend (2) in-person meetings to discuss and help promote the adoption of the drafted Fire Code
- e) Communication is imperative to meet the goals of this project. Both Vendor and Client shall maintain an open communication to keep on task and complete the common goal

## Project Deliverables

All project deliverables/documentation will be by email and dropbox (if files are too large for email).

Most draft documentation will be sent as Word or PDF files, and final documents will be PDF files.

## Qualifications

Vendor provides a team of qualified professionals, with years of Fire Code and Life Safety experience. Vendor has also completed all requirements to become an accredited department through the Texas Commission On Fire Protection. Vendor shall provide documentation of all credentials at the demand of the Client. It shall be the responsibility of the Vendor to ensure properly credentialed staff are kept abreast of all adopted local, state, and federal law throughout the completion of the contract.

**Watkins Group Consultants, LLC is a Texas Commission on Fire Protection regulated department - FIDO #12278**

**In agreement – DATE:** 02/14/2025

**Vendor:** Watkins Group Consultants, LLC

By: 

Print Name: Heather L. Watkins

Contact Postal Address: PO Box 423, Georgetown, TX 78626

Contact Phone Number: 512-851-3169

Contact Email Address: Hwatkins@watkinsconsult.com

**Client:** Johnson County

By: 

Print Name: Christopher Boedeker

Date: 2-24-2025

Contact Postal Address: 810 E. Kilpatrick, Cleburne, Tx 76031

Contact Phone Number: 817-556-6346

Contact Email Address: jmoore@johnsoncountytexas.org

Accounts Payable POC: \_\_\_\_\_

Accounts Payable Phone and Email: \_\_\_\_\_