

ORDINANCE NO. 20260714-006

AN ORDINANCE OF THE CITY OF ANGLETON, AMENDING CHAPTER 5, “BUILDINGS AND BUILDING REGULATIONS” AND CHAPTER 7, "FIRE PREVENTION AND PROTECTION", OF THE CODE OF ORDINANCES TO ADOPT THE 2024 INTERNATIONAL BUILDING CODE, THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2024 INTERNATIONAL RESIDENTIAL CODE, THE 2024 INTERNATIONAL PLUMBING CODE, THE 2024 INTERNATIONAL MECHANICAL CODE, THE 2024 INTERNATIONAL FUEL GAS CODE, THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE, 2023 NATIONAL ELECTRIC CODE, THE 2024 INTERNATIONAL EXISTING BUILDING CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, EACH OF AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC.; PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID STANDARD CODES; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City of Angleton, Texas (the “City”), is a Home Rule City possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code, and the City of Angleton’s Home Rule Charter; and

WHEREAS, the City Council of the City of Angleton, Texas, ("City") desires to adopt current building code adopted by the State of Texas to promote the safe development of the City; and

WHEREAS, the City of Angleton conducted a number of work sessions and stakeholder engagement sessions on May 26, 2026 with City Council and on June 9, 2026 with the developers and contractor professionals, to engage the public and review issues regarding this topic; and

WHEREAS, the City Council of the City of Angleton, Texas, ("City") conducted a Public Hearing on July 14, 2026 and July 28, 2026; and

WHEREAS, the City Council of the City of Angleton, Texas is desirous of adopting all additional building and fire codes adopted by the State of Texas that are presently not referenced in the Code of Ordinances to fully and effectively implement all state codes currently in effect and to eliminate references to outdated codes and standards; and

WHEREAS, on March 12, 2019, by Ordinance 3-03-2019, the City Council of the City of Angleton, Texas, adopted the 2015 International Building Code, 2015 International Residential Code, 2015 International Existing Building Code, the NFPA 70, National Electrical Code, 2014 Edition, including the appendices, the 2015 International Mechanical Code, the 2015 International Fire Code, 2015 International Fuel Gas Code, NFPA 54, 2006 Edition, NFPA 30, Flammable and Combustible Liquids Code 1990 and 2012 Editions), the 2015 International Swimming Pool and Spa Code, the 2015 International Property Maintenance Code with amendments, and the 2015 International Energy Conservation Code, published by the International Code Council and the National Fire Safety Association, along with various local amendments thereto, as the various building codes applicable to building and development within the City of Angleton, and such adoption of the various building codes and local amendments were codified in Chapter 5, Buildings, of the Code of Ordinances of the City of Angleton; and

WHEREAS, the adoption of the 2024 editions of the International Codes, including the local amendments, will provide the most current life safety applications with respect to construction, occupancy, use and maintenance of buildings and structures in the City of Angleton; and

WHEREAS, the City Council deems it is in the best interest of the City and its citizens to update the building and development codes and local amendments thereto that are applicable within the City of Angleton, and that Chapter 5, Buildings, of the Code of Ordinances of the City of Angleton should be revised to adopt the 2024 International Building Code, the 2024 International Swimming Pool and Spa Code, the 2024 International Residential Code, the 2024 International Plumbing Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Energy Code, the 2024 International Existing Building Code, and the 2024 International Property Maintenance Code, as published by the International Code Council, Inc., as the building codes applicable to building and development within the City of Angleton; and

WHEREAS, the City Council deems it is in the best interest of the City and its citizens to update the fire and life safety codes and local amendments thereto that are applicable within the City of Angleton, and that Chapter 7, Fire Prevention and Protection of the Code of Ordinances of the City of Angleton should be revised to adopt the 2024 International Fire Code as published by the International Code Council, Inc., as the building codes applicable to building and development within the City of Angleton.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, THAT:

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. That Chapter 5, Buildings, of the Code of Ordinances of the City of Angleton, Texas, is hereby amended and revised to read as follows:

Chapter 5 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE III. - BUILDING CONSTRUCTION STANDARDS

Sec. 5-31. Building, residential, and energy conservation code- Adopted; application.

- (a) For the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment and use of occupancy, location and maintenance of buildings and structures, including penalties, there is hereby adopted and incorporated by reference as the Building Code of the City of Angleton, Texas, subject only to the exceptions contained hereinafter, the 2015 2024 International Building Code, 2015 2024 International Residential Code, 2015 2024 International Existing Building Code, and the 2015 2024 International Energy Conservation Code, published by the International Code Council, Inc., are published in book form and electronic form and are incorporated by reference herein, and made a part hereof for all purposes.
- (b) A copy of such codes shall be available in the office of the building official in book form and via the World Wide Web at <http://codes.iccsafe.org/category/I-Codes>.
- (c) If any conflict may arise between the provisions of the building code adopted by this section and any other applicable provisions of state law or city ordinance, the most stringent requirement shall prevail and be controlling.

Sec. 5-32. – Amendments to adopted building, residential, and energy conservation codes.

The following are the amendments to the codes adopted herein (§5-31):

- (1) ~~*Building Official.* The term Building Official shall mean the building inspector, or any other officer of the City designated by the City Manager, having the duty to enforce the building regulations of the City.~~
- (2) ~~*Site Inspection.* In addition to the site inspection described in Section 109 of the of the Building Code and Residential Code, a slab site inspection shall be required to ensure that the ground has been scraped and all vegetation has been removed.~~
- (3) ~~*Permit fees.* All permit fees are as on file with the City Secretary.~~
- (4) ~~*Section 105. Board of Building Adjustment and Appeals.*~~

- a. ~~The City Council is hereby designated, authorized and directed to hear all appeals concerning provisions of this Chapter and interpretation thereof and shall be referred to herein as the Board of Building Adjustment and Appeals.~~
 - b. ~~The Board of Adjustment and Appeals shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decisions, the vote of each member participating therein, the absence of a member, and any failure of a member to vote.~~
- (5) ~~Violations and Penalties.~~ Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, demolish or move any structure, or has erected, constructed, altered, repaired, moved or demolished, a building or structure in violation of any provision of this code is committed or continued and, upon conviction of any such violation, shall be fined pursuant to Section 1-14 of the Code of Ordinances.
- (6) ~~Automatic Amendments to Preserve Intent.~~ To the extent that any section numbers of the adopted code are amended, or to the extent that the provisions of the adopted code sections are moved to other sections of the adopted code, then the references in this Code of Ordinances to the section number of the adopted code shall be correspondingly amended as necessary to maintain the force, effect, and the intent of this Chapter.

The following are amendments to the 2024 International Building Code:

Part 1 – Scope and Application

Section 101: Scope and General Requirements

[A] 101.1 Title.

These regulations shall be known as the *Building Code* of Angleton, Texas, hereinafter referred to as “this code.”

Part 2 – Administration and Enforcement

Section 103: Code Compliance Agency

[A] 103.1: Creation of enforcement agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 105: Permits

[A] 105.2: Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. *Permits* shall not be required for the following:

Building:

- ~~1. One-story detached accessory structures used as tools and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).~~
- ~~2. Fences, other than swimming pool barriers, not over 7 feet (2134 mm) high.~~
- ~~3. 1. Oil derricks.~~
- ~~4. 2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.~~
- ~~5. 3. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.~~
- ~~6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and are not part of an accessible route.~~
- ~~7. 4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.~~
- ~~8. 5. Temporary motion picture, television, and theater stage sets and scenery.~~
- ~~9. 6. Prefabricated swimming pool accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.~~
- ~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
- ~~11. 7. Swings and other playground equipment accessory to detached one- and two-family dwellings.~~
- ~~12. 9. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.~~
- ~~13. 10. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1,753 mm) in height.~~

{Remainder Unchanged}

Section 29 Plumbing Systems

[P] 2902.2 Separate Facilities

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate toilet facilities shall not be required for dwelling units and sleeping units.
2. Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate toilet facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate toilet facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 2902.1.2.

- ~~6. Separate toilet facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by all persons regardless of sex and privacy is provided for water closets in accordance with Section 405.3.4 of the International Plumbing Code and for urinals in accordance with Section 405.3.5 of the International Plumbing Code.~~

The following are amendments to the 2024 International Residential Building Code:

Part 1 – Scope and Application

Section R101: Scope and General Requirements

R101:1 Title.

These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of Angleton, Texas, and shall be cited as such and will be referred to herein as “this code.”

Part 2 – Administration and Enforcement

Section R103: Code Compliance Agency

R103.1: Creation of agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the *building official*. The function of this agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section R105: Permits

R105.2: Work exempt from permit.

Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. Permits shall not be required for the following:

Building:

- ~~1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).~~
- ~~2. Fences not over 7 feet (2,134 mm) high.~~
- ~~3.~~ 1. Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- ~~4.~~ 2. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (1,8927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- ~~5. Sidewalks and driveways.~~
- ~~6.~~ 3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- ~~7.~~ 4. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
- ~~8.~~ 5. Swings and other playground equipment.
- ~~9.~~ 6. Window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

- ~~10. Decks may not exceed 200 square feet (1,858 m²) in area that are not more than 30 inches (762 mm) above grade at any point, are not attached to dwelling or townhouse and do not serve the exit door required by Section R318.4.~~

{Remainder Unchanged}

Section R108: Fees.

~~R108.3: Building permit valuations.~~

~~Building permit valuation shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and other permanent systems, including materials and labor.~~

Chapter 36: General Plumbing Requirements

P2603.5.1: Sewer depth.

Building sewers that connect to private sewage disposal systems shall be not less than (12) inches below finished grade at the point of septic tank connection. Building sewers shall not be less than (12) inches below grade.

The following are amendments to the 2024 International Existing Building Code:

Section 101: Scope and General Requirements

[A] 101.1: Title

These regulations shall be known as the *Existing Building Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code Compliance Agency

[A] 103.1: Creation of agency.

The Development Services Department is hereby created, and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 108: Fees

[A] 108.3 Permit Valuations.

The applicant for a permit shall provide an estimate of value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include 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 code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for the permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

The following are the amendments to the 2024 International Energy Conservation Code:

Section C101: Scope and General Requirements

C101.1: Title

These regulations shall be known as the *Energy Conservation Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section C103: Code Compliance Agency

C103.1: Creation of enforcement agency

The Development Services Department is hereby created and the official in charge shall be known as the authority having jurisdiction (AHJ). The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section C106: Fees

C106.3: Valuation of work

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. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The final valuation shall be approved by the code official.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

ARTICLE V. – ELECTRICAL

DIVISION 5. STANDARDS

Sec. 5-131. – Electrical code adopted.

The city hereby adopts the NFPA 70, National Electrical Code, 2014 2023 Edition, including the appendices, and the 2015 2024 International Fire Code, except as expressly stated herein. Said code are published in book form and are referred to, incorporated herein, and made a part hereof for all purposes.

Sec. 5-132. – Amendments to adopted electrical code.

The following amendments to the codes adopted in section 5-131 are hereby adopted:

- ~~(1) Electrode grounds shall be not less than five eighths inch copper clad with clamps of bronze or brass.~~
- ~~(2) Bridging a meter or making a connection ahead of the meter, resulting in the use or availability of unmetered electrical energy to any person is prohibited. It shall also be unlawful knowingly to use such unmetered electrical energy.~~

- (3) There shall be no splice between the grounding buss in the distribution panel or other associated equipment and the grounding electrode ground rod. The grounding electrode ground rod must be a minimum depth of eight feet in the ground.

ARTICLE VI. – MECHANICAL CODE

DIVISION 4. – STANDARDS

Sec. 5-211. – Mechanical code adopted.

The city hereby adopts the 2015 2024 International Mechanical Code, as published by the International Code Council, Inc. Said code is published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-14. – Amendments to adopted code.

The following amendments to the code is hereby adopted:

- ~~(1) A 125-volt, single phase, 15 or 20 ampere-rated receptacle shall be installed at a readily accessible location for the servicing of heating, air conditioning and refrigeration equipment. The disconnecting means for heating, air conditioning, or refrigeration equipment shall in no case be installed farther than six feet from the service side of the equipment.~~

Section 101: Scope and General Requirements

[A] 101.1: Title

These regulations shall be known as the *Mechanical Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code Compliance Agency

[A] 103.1 Creation of agency

The Development Services Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be implementation, administration, and enforcement of the provisions of this code.

ARTICLE VII. – PLUMBING

DIVISION 1. – GENERALLY

Sec. 5-257. – Code adopted.

The city hereby adopts the 2012 2024 International Plumbing Code, with amendments, as published by the International Code Council. Said codes are published in book form, and are referred to, incorporated herein, and made a part thereof for all purposes.

Sec. 5-258. – Amendments to adopted code.

The following sections of the code referred to in Section 5-257 above are hereby amended as follows:

- ~~(1) Under section 108.4 of the plumbing and gas code, the “specific offense” shall be a misdemeanor and shall be punishable by a fine (“amount”) of not more than \$2,000.00)~~

~~(2) Section 108.5 of the plumbing and gas code shall have a minimum penalty of \$100.00 and a maximum penalty of \$500.00.~~

Section 101: Scope and General Requirements

[A] 101.1: Title.

These regulations shall be known as the *Plumbing Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code compliance agency.

[A] 103.1 Creation of agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 108: Fees

[A] 108.3: Permit Valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at 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 building official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the building official. The building official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

Section [A] 114.4: Violation penalties.

Any person 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 or repair plumbing work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$2,000.00, ~~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.~~

Section 403.2: Separate facilities.

Where plumbing fixtures are required, separate toilet facilities shall be provided for each sex.

Exceptions:

1. Separate toilet facilities shall not be required for dwelling units and sleeping units.

2. Separate toilet facilities shall not be required for structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate toilet facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate toilet facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2.
- ~~6. Separate toilet facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by all persons regardless of sex and privacy is provided for water closets in accordance with Section 405.3.4 and for urinals in accordance with Section 405.3.5.~~

Section 903.1.1 Roof extension unprotected.

Open vent pipes that extend through a roof shall terminate not less than 6 inches above the roof.

DIVISION 7. NATURAL GAS PLUMBING STANDARDS AND REGULATIONS

SEC. 5-410.- FUEL GAS CODE.

The city hereby adopts the ~~2015~~ 2024 International Fuel Gas Code, NFPA 54, 2006 Edition, NFPA 30, Flammable and Combustible Liquids Code 1990 and 2012 Editions), as published by the International Code Council, Inc., and the National Fire Safety Associate, with said codes being published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-412 ~~Reserved~~ Amendments to adopted code.

The following sections of the International Fuel Gas Code, 2024 Edition, are hereby amended as follows:

Section 101(IFGC): Scope and General Requirements

[A] 101.1: Title.

These regulations shall be known as the *Fuel Gas Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103 (IFGC): Code Compliance Agency

[A] 103.1: Creation of agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 108 (IFGC): Fees

[A] 108.3: Permit valuations.

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 total value of work, including materials and labor, for which the permit is being issued, such as plumbing equipment permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

ARTICLE VIII. – SWIMMING POOLS

SEC. 5-496. – SWIMMING POOL CODE- ADOPTED.

The city hereby adopts the 2015 2024 International Swimming Pool and Spa Code, as published by the International Code Council, save and such portions as may be hereinafter be amended. Said code is published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-497. – Same – Amendments.

(a) ~~Section 105.6 of the Standard Swimming Pool Code is hereby amended to read as follows:~~

~~*Schedule of Fees:*~~

~~Please refer to the fee schedule of the City of Angleton.~~

(b) ~~Section 107 of said code is hereby amended to read as follows:~~

~~Violations and Penalties: Any person, firm, or corporation found guilty of violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished as provided in Section 1-14 of the City of Angleton Code of Ordinances.~~

Section 101: Scope and general requirements

[A] 101.1: Title

The regulations shall be known as the Swimming Pool and Spa Code of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code compliance agency

[A] 103.1: Creation of agency.

The Development Services Department is hereby created and the official in charge shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 109: Fees

[A] 109.3: Permit valuations.

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 total value of work, including materials and labor, for which the permit is being issued, such as mechanical equipment

and permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates to the code official. The code official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alterations, or additions.

Section 113: Violations

[A] 113.4: Violation penalties.

~~Any person 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 or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] 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.~~

Violations and Penalties: Any person, firm, or corporation found guilty of violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished as provided in Section 1-14 of the City of Angleton Code of Ordinances.

ARTICLE IX. – PROPERTY MAINTENANCE CODE

SEC. 5-511. – ADOPTION OF CODE.

The city hereby adopts the ~~2015~~ 2024 International Property Maintenance Code with amendments published by the International Code Council, Inc. Said code is published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-512 Amendments to adopted code.

- (1) Section ~~111-~~ 106 all references to the “Board of Appeals” shall mean the City Council of the City of Angleton.
- (2) Section ~~111.2-~~ 108.2 is hereby deleted.
- (3) ~~Section 302.4 (Weeds) height limitation for weeds or plants shall be fourteen (14) inches.~~

Section 101: Scope and General Requirements

[A] 101.1: Title.

These regulations shall be known as the *Property Maintenance Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code Compliance Agency

[A] 103.1: Creation of agency

The Development Services Department is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 302: Exterior Property Areas

302.4: Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of fourteen (14) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Appendix B: Board of Appeals (~~Amend Appendix B removing all references to the Board of Appeals and retaining the following Sections~~)

B101.2 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

B101.2.1 Limitation of authority. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

B101.2.2 Stays of enforcement. Appeals of notice and orders, other than Imminent Danger notices, shall stay the enforcement of the notice and order until the appeal is heard by the board.

B101.4 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

B101.5 Notice of meeting. The ~~board~~ City Council shall meet upon notice from the chairperson, within ~~10-20~~ days of the filing of an appeal or at stated periodic intervals.

B101.5.1 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

B101.7 Board decision. The board shall only modify or reverse the decision of the code official by a concurring vote of three or more members.

B101.7.1 Resolution. The decision of the ~~board~~ City Council shall be by resolution. Every decision shall be promptly filed in writing in the office of the code official within three days and shall be open to the public for inspection. A certified copy shall be furnished to the appellant or the appellant's representative and to the code official.

B101.7.2 Administration. The code official shall take immediate action in accordance with the decision of the board.

B101.8 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application

for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

SECTION 3. That Chapter 7, Fire Prevention and Protection, of the Code of Ordinances of the City of Angleton, Texas, is hereby amended and revised to read as follows:

CHAPTER 7 – FIRE PREVENTION AND PROTECTION

ARTICLE II. – FIRE PREVENTION AND PROTECTION STANDARDS

Sec. 7-16. – International Fire Code adopted.

- (a) The ~~2015~~ 2024 Edition of the International Fire Code and Appendix D thereto, as published by the International Code Council, Inc., is hereby adopted and made a part of this chapter.
- (b) To the extent that any section numbers of the Standard Fire Prevention Code are amended, or to the extent that the provisions of the International Fire Code sections are moved to other sections of the IFC, then the references in this Code of Ordinances to the section numbers of the code shall be correspondingly amended as necessary to maintain the force, effect, and intent of this Code of Ordinances.
- (c) The following additional codes adopted by the State of Texas shall be incorporated by reference into this section:
 - Flammable and Combustible Liquids Code, NFPA 30 1990 and 2012 Editions adopted by 28 Texas Administrative Code §34.5;
 - Life Safety Code (NFPA), NFPA 101 adopted by V.T.C.A., Health and Safety Code §242.039 and §252.038, and NFPA 101 2015 Edition adopted by 28 Texas Administrative Code §233.062.

Section 101 Scope and General Requirements

Scope and General Requirements

[A] 101.1 Title

These regulations shall be known as the *Fire Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 108: Fees

108.3: Permit valuations.

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 fire code official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

SECTION 4. *Severability.* Should any section or part of this Ordinance be held unconstitutional, illegal, invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

SECTION 5. *Penalty Provision.* Any person, firm, corporation or business entity violating this Ordinance, if deemed guilty and upon conviction thereof, shall be fined as set forth herein. Each unlawful act or continuing day's violation under this Ordinance shall constitute a separate offense. The penal provision imposed under this Ordinance shall not preclude the City of Angleton from filing suit to enjoin the violation. The City of Angleton retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6. *Publication.* The City Secretary of the City of Angleton is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by the City of Angleton Charter.

SECTION 7. *Effective Date.* This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code, and the City of Angleton Charter.

SECTION 8. *Open Meetings Act.* It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THIS 14TH DAY OF JULY 2026.

[SIGNATURE PAGE TO FOLLOW]

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary