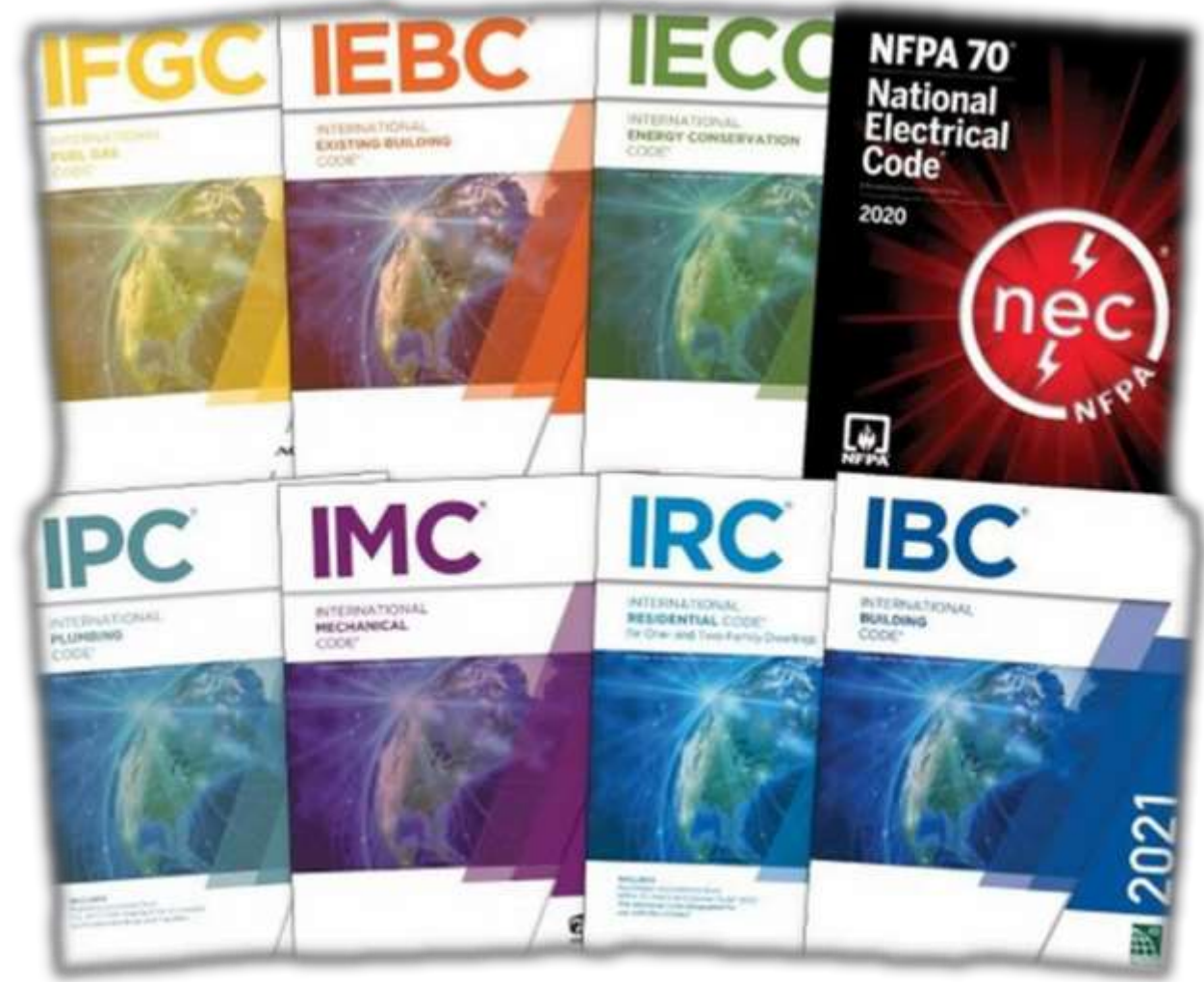




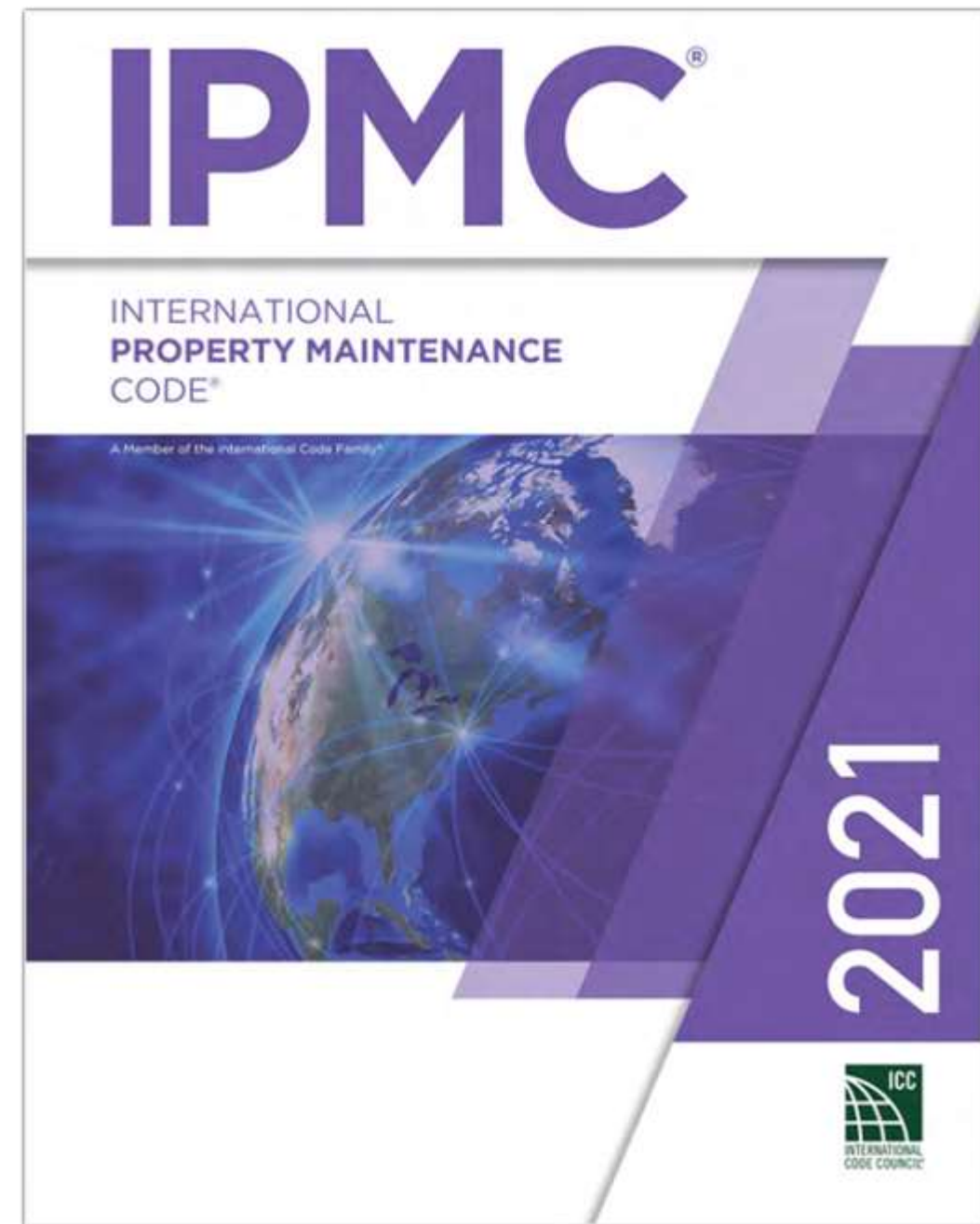
City of Burleson
International Property Maintenance Code (IPMC),
Building Codes and Fire Code Updates

BACKGROUND

- *The City of Burleson routinely reviews, evaluates and adopts updated property maintenance, building and fire codes.*
- *As part of our review process, city staff provides code updates to the development and construction community as well as various property maintenance groups.*
- *The City conducted a stakeholders meeting on August 17th to discuss the code updates with developers, builders, contractors and property maintenance companies to receive feedback.*



Update International Property Maintenance Code (IPMC) to 2021 Edition



Purpose of the IPMC



The IPMC is a model code that regulates minimum maintenance requirements for existing buildings in the interest of the social and economic welfare of the community.

- Establishes minimum maintenance standards for the following:
 - Structural integrity
 - Equipment
 - Light
 - Ventilation
 - Heating
 - Plumbing
 - Sanitation
 - Fire Safety
 - Occupancy



The IPMC



The IPMC provides common-sense minimum standards for a safe and healthy home or business.

Examples

- Requires working plumbing, no leaks
- Structural members of buildings must be free of deterioration
- No peeling or rotting wood
- Appliances must operate
- No broken windows
- No roof leaks
- Doors properly close and lock
- Handrails and stairs are stable



IPMC Examples

Requires all exterior doors, door assemblies and hardware to be maintained in good condition.



Before



After

Background

International Code Council (ICC) updates Codes every 3 years

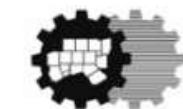
- Burleson adopted the 2009 Edition of IPMC in 2012
- Burleson adopted the 2015 Edition of IPMC 2017



Background

NCTCOG**Current Regional Amendments**

Recommended Codes and Regional Amendments	Download Format
2021 International Building Code - Regional Amendments	[PDF] [Word]
2021 International Existing Building Code - Regional Amendments	[PDF] [Word]
2021 International Residential Code - Regional Amendments	[PDF] [Word]
2021 International Swimming Pool and Spa Code - Regional Amendments	[PDF] [Word]
2021 International Plumbing Code - Regional Amendments	[PDF] [Word]
2021 International Mechanical Code - Regional Amendments	[PDF] [Word]
2021 International Fuel Gas Code - Regional Amendments	[PDF] [Word]
2021 International Energy Conservation Code - Regional Amendments	[PDF] [Word]
2021 International Fire Code - Regional Amendments	[PDF] [Word]
2018 International Wildland Urban Interface Code Opinion Statement	[PDF] [Word]



North Central Texas
Council of Governments

Recommended Amendments to the 2021

International Existing Building Code

North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the 2021 International Existing Building Code are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. Lined through type is deleted text from IEBC. A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2018 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2021 code.

****Section 1301.3.2; change to read as follows:**

1301.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code. and ~~International Property Maintenance Code.~~

(Reason: NCTCOG does not currently recommend, nor review the IPMC for recommended amendments at this time.)

City	Current Edition of IPMC	Adoption Date	Expected Update
Allen	No ICC IPMC - City Code	N/A	N/A
Arlington	No ICC IPMC - City Code	N/A	N/A
Bedford	No ICC IPMC - City Code	N/A	N/A
Benbrook	2018	7/15/2021	unknown
Carrollton	No ICC IPMC - City Code	N/A	N/A
Cedar Hill	No ICC IPMC - City Code	N/A	N/A
Cleburne	2015	11/27/2018	unknown
Coppell	2015	4/11/2017	unknown
Denton	No ICC IPMC - City Code	N/A	N/A
Euless	2021	10/11/2022	N/A
Ft. Worth	No ICC IPMC - City Code	N/A	N/A
Frisco	2021	11/15/2022	N/A
Grand Prairie	2021	12/14/2021	N/A
McKinney	2018	1/7/2020	unknown
Mesquite	2018	5/2/2022	unknown
North Richland Hills	No ICC IPMC - City Code	N/A	N/A
Plano	2018	11/26/2018	unknown
Southlake	2021	4/5/2022	N/A
BURLESON	2015	1/3/2017	2023

2021 IPMC Changes

① New Definition

Emergency Escape and Rescue Opening - An operable exterior window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.



② Section 602 - Heating Facilities

The installation of one or more portable space heaters shall not be used to achieve compliance with this section. (maintain room temperature 68 F)



③ Provide a Means for an Appeal



Proposed City Amendments



5. Delete definition of Inoperable Motor Vehicles

Conflicts with current definition in Chapter 34 of the Code of Ordinance



6. Amend Section for Motor Vehicles - Conflicts with Chapter 34 relative to repairing a vehicle on residential property

Keep IPMC language relative to painting vehicle on residential property because City code does not address this nuisance specifically



7. Delete Section on Swimming Pools and Spas

Swimming pools and spas code already exist in Chapter 10 of Code of Ordinances.

Comparison



IPMC – Conflict- recommend to Delete

Section 202 - General Definitions

Inoperable Motor Vehicle Definition

~~A vehicle that cannot be driven upon the public street for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.~~

THE CITY OF **BURLESON** Code of Ordinance TEXAS

Inoperable Vehicle Definition

Incapable of being propelled on its own power due to dismantling, disrepair, or some other cause.



Comparison



IPMC – Conflict – Recommend to Delete a large portion of this section

Section 302. 8 - Motor Vehicles

~~Except as provided for in other regulations, inoperative or unlicensed motor vehicle shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being striped or dismantles.~~ **Painting of vehicles is prohibited unless conducted inside an approved spray booth.**

~~**Exception:** A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such services.~~



Code of Ordinance

Section 34-31 Specific nuisances

(15) The parking, storing, or standing of an inoperable vehicle.

Exception:

a. Each single-family or two-family residence may park, store, or stand not more than one inoperable vehicle provided the vehicle is screened from view in all directions by a permanent screening fence of masonry and/or wood of redwood, cedar, or other wood material that is approved for outdoor application, not less than six feet in height.

b. Each single-family or two-family residence is permitted to park, store, or stand the one inoperable vehicle referenced in subsection **(a)** in public view while that vehicle is awaiting repair or in the process of being repaired for a period not to exceed 15 days.

Building Permits and Inspections

Building Codes Update

BACKGROUND

The City of Burleson has adopted model codes from the International Code Council (ICC), with local amendments, as the construction codes for the City since adopting the 2000 editions on December 27, 2001. These model codes are reviewed every three years and changes are codified and published for local adoption. The 2021 edition of ICC codes are the latest published version offered for adoption.

Construction codes change with the development of new products, material, construction methods, technology and as a result of evaluation of natural and manomade disasters. Adoption of the current codes has a positive impact on the City's ISO rating.

The City of Burleson local amendments are based on the amendments recommended for regional adoption by the North Central Texas Council of Governments and our local practices. The proposed local amendments are formulated with consideration of feedback from the building community.

The construction code ordinances will have an effective date of November 2, 2023. Any application submitted prior to that date may conform to the current adopted codes or the proposed updated codes.



**North Central Texas
Council of Governments**

BACKGROUND

- On February 23, 2023 a notice and draft copy was sent out to the members of the Building Codes and Standards Board, but staff was unable to field a quorum due to member vacancies. Additionally, staff provided this information to active home builders, contractors, and the Burleson Independent School District notifying them of the intent to update the adopted building codes.
- Staff received questions from a home builder that wanted to know if we would be providing a list of changes from the current adopted codes to the new codes. Staff also met with a Building Codes and Standards Board member to go over the proposed amendments and answer their questions.
- Staff sent out another notice on July 31, 2023 regarding the building code update and an invitation to attend a roundtable meeting on August 17, 2023. The meeting invitation was sent out to 85 recipients from the building community. Staff received notice from 15 recipients that they would attend the meeting and 8 attendees were present during the meeting, including the Mayor and Mayor Pro-Tem.
- During the meeting staff presented the proposed amendments to the new codes and a list of changes related to residential construction. The attendees were given an opportunity to ask questions regarding the proposed changes with none being asked.

Building Codes & ISO

- Insurance Services Office, Inc (ISO) is responsible for evaluating all jurisdictions that have a building code enforcement department. The ISO uses the Building Code Effectiveness Grading Schedule (BCEGS) to recognize the building codes in effect in the jurisdiction and how your community enforces its building codes.
- The concept of the BCEGS is municipalities with well-enforced, up-to-date codes should experience less loss, and insurance rates can reflect that. A rating or score of 1 is the best possible result and a score of 9 is the worst possible result.
- Code adoption and enforcement account for 54% of the grading used to determine the city's classification. Plan review and field inspections each contribute 23% for the remaining 46%.
- Burleson's last evaluation occurred on March 25, 2019. Staff met with an ISO representative on July 26, 2023, to review the city's BCEGS ISO rating. Staff has not received the updated ratings from this meeting as of this date. It typically takes two to three months to receive results.

Adopted Building Codes

City	Current Code	Adoption Date	Expected Code Update
Grapevine	2006 *	July 17, 2007	
Coppell	2015	May 11, 2017	Adopting the 2024 upon release
Bedford	2018		Reviewing 2021 codes for early 2023 adoption
Benbrook	2018	January 3, 2019	Adopting 2021 codes in Spring 2023.
Cedar Hill	2018		
Haltom City	2018	October 12, 2020	
Lewisville	2018		
Mansfield	2018	August 1, 2019	Waiting for 2024 edition of codes
Mesquite	2018	September 7, 2021	
North Richland Hills	2018	September 23, 2019	
Allen	2021	June 14, 2022	
Arlington	2021	January 1, 2023	
Carrollton	2021	February 1, 2022	
Cleburne	2021	October 25, 2022	
Denton	2021	June 1, 2022	
Euless	2021	October 11, 2022	
Frisco	2021	January 1, 2023	
Ft Worth	2021	March 8, 2022	
Grand Prairie	2021	December 14, 2021	
Hurst	2021	October 1, 2022	
Irving	2021	February 13, 2023	
McKinney	2021	January 1, 2023	
Plano	2021	February 1, 2022	
Southlake	2021	May 1, 2022	
Burleson	2015	March 4, 2019	Adopting 2021 codes 2023

1 city is under the 2006 edition with the exception of the 2018 energy code and the 2018 swimming pool and spa code

1 of the cities are currently under the 2015 edition of the codes; which intend on adopting the 2024 edition when they are published.

8 of the cities are currently under the 2018 edition of the codes; 1 of which verified they are adopting the 2021 edition in 2023; 1 of the cities will skip the 2021 edition and move to the 2024 edition

14 of the cities are currently under the 2021 edition of the codes

SIGNIFICANT ICC & NEC CODE CHANGES

1. 2020 NEC - 230.85 Emergency Disconnect
 - WHAT IT IS: Exterior electrical disconnect now required for all residential dwelling units.
 - BENEFIT: Aids first responders by allowing them access to a disconnect outside of the house in case of a fire or disaster.



SIGNIFICANT ICC & NEC CODE CHANGES

2. 2020 NEC - 230.67 - Master Surge protection

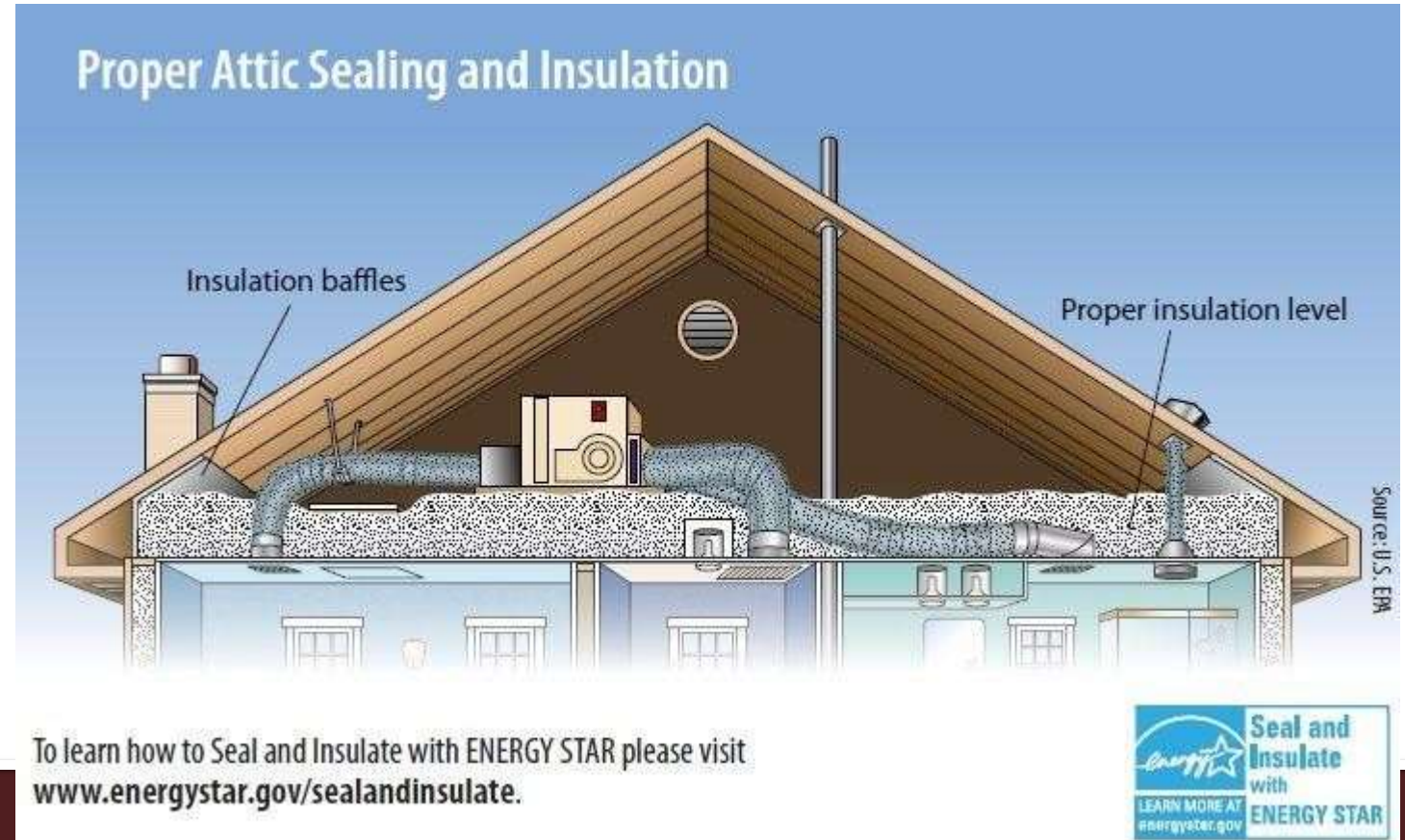
- WHAT IT IS: Surge protection device now required on main service supplying dwelling units.
- BENEFIT: Protects electronics throughout the building, from appliances to detection devices (smoke and carbon monoxide).
- As devices become more connected and electrified, whole-home surge protection is needed to prevent overloading of electrical systems



SIGNIFICANT ICC & NEC CODE CHANGES

4. 2021 IRC- R402.1.3 – Increase in attic insulation from R-38 to R-49

- R stands for “resistance” factor and measures the ability of insulation to resist heat transfer.
- Achieving an R-49 value typically requires 16”-18” inches of insulation (compared to 13”-14” for R-38)
- BENEFIT: Builds on the 2015 and 2018 ICC Energy Code by increasing the radiant efficiency of attic spaces, reducing demand on HVAC in summer and winter months.





Fire Code Updates

IFC2021

Transitioning from the 2015 International Fire Code to the 2021 International Fire Code

- Burleson Fire / EMS held a town hall meeting on 8/17/23 with members of the development community, Mayor and mayor Pro Tem to discuss the transition to the 2021 Fire Code.
- Significant changes were discussed, and feedback was received.
- An information page was added to the fire department website listing all code changes from the 2015 IFC to the 2021 IFC
- Language regarding the FARs system in the proposed ordinance was revised to replace “may” instead of “shall”. For clarification, the FARs system is already optional in the current 2015 IFC; the 2021 ordinance would have made it mandatory. Staff is recommending the language change to allow the FARs system to remain optional.

Transitioning from the 2015 International Fire Code to the 2021 International Fire Code

The screenshot displays a website for a Fire Department, specifically focusing on 'Fire Code Updates'. The left sidebar contains a navigation menu with the following items: '[DRAFT] Chief's Message', 'Become a Firefighter', 'Community Risk Reduction', '[LINK] Emergency Management', 'Divisions', 'ISO Rating', 'Public Health Authority', 'Stations', '[DRAFT] 2018 Awards & Recognition', '[DRAFT] Ambulance Consideration', and '[DRAFT] Fire Code Updates'. The main content area is titled 'Fire Code Updates' and includes a sub-header 'Changes from the 2015 IFC to the 2021 IFC'. Below this, there is a list of updates, each preceded by a bullet point. The updates include: '320, 202 Additive Manufacturing (3D Printing)', '321, 321.1 Exterior Artificial Combustible Vegetation', '405.1, 405.2 (NEW), TABLE 405.3, 405.5 Emergency Drills', '508.1, 508.1.1, 508.1.3, 508.1.7 (NEW) Fire Command Center', '510.4.1, 510.4.1.1, 202 Emergency Responder Communication Coverage - Signals', '510.4, 510.4.2.4, 510.4.2.5, 510.4.2.8, 510.5.1 (NEW), 510.5.4 Emergency Responder Communication Coverage - Interference', '603.4 Electrical Working Space', '604.5.4 (NEW), 604.5.5 (NEW), 315.3.3 Storage in Elevator Machine Rooms and Lobbies', '605.1, 605.4, 605.4.1.1 (NEW), 605.4.2.1 (NEW), 605.4.2.2 Fuel Oil Storage Tanks', '610 Clothes Dryer Exhaust Ducts', '701.6 Maintenance of Fire-Resistance-Rated Construction', '703.2, 704.2 Repair of Penetrations and Voids', '708, 708.1 Maintenance of Spray Fire-Resistant Materials', '808.5 (NEW) Play Structures', '202 (NEW), 901.1, 901.2, 901.2.1, 901.4, 901.4.1, 901.4.2, 901.4.3 (NEW), 901.4.5, 901.6 Life Safety Systems', '903.2.4.2 (NEW), 903.2.9.3 (NEW) Distilled Spirits', '903.2.4, 903.2.4.3 (NEW), 903.2.7, 903.2.7.2 (NEW), 903.2.9, 903.2.9.4 (NEW) Upholstered Furniture and Mattresses', '903.2.10, 903.2.11.3 Group S-2 Parking Garages', '903.2.10.2, IBC 202 Mechanical-Access Parking Garage', and '903.3.1.2 NFPA 13R Sprinkler System'. At the bottom right of the main content area, there is a chat bubble that says 'Hi 👋, how can I help?' and a circular logo for 'CHARLESON'.

Home » Departments » Fire Department » [DRAFT] Fire Code Updates

Fire Code Updates

Changes from the 2015 IFC to the 2021 IFC

[Click here to add lead-in text.](#)

- 320, 202 Additive Manufacturing (3D Printing)
- 321, 321.1 Exterior Artificial Combustible Vegetation
- 405.1, 405.2 (NEW), TABLE 405.3, 405.5 Emergency Drills
- 508.1, 508.1.1, 508.1.3, 508.1.7 (NEW) Fire Command Center
- 510.4.1, 510.4.1.1, 202 Emergency Responder Communication Coverage - Signals
- 510.4, 510.4.2.4, 510.4.2.5, 510.4.2.8, 510.5.1 (NEW), 510.5.4 Emergency Responder Communication Coverage - Interference
- 603.4 Electrical Working Space
- 604.5.4 (NEW), 604.5.5 (NEW), 315.3.3 Storage in Elevator Machine Rooms and Lobbies
- 605.1, 605.4, 605.4.1.1 (NEW), 605.4.2.1 (NEW), 605.4.2.2 Fuel Oil Storage Tanks
- 610 Clothes Dryer Exhaust Ducts
- 701.6 Maintenance of Fire-Resistance-Rated Construction
- 703.2, 704.2 Repair of Penetrations and Voids
- 708, 708.1 Maintenance of Spray Fire-Resistant Materials
- 808.5 (NEW) Play Structures
- 202 (NEW), 901.1, 901.2, 901.2.1, 901.4, 901.4.1, 901.4.2, 901.4.3 (NEW), 901.4.5, 901.6 Life Safety Systems
- 903.2.4.2 (NEW), 903.2.9.3 (NEW) Distilled Spirits
- 903.2.4, 903.2.4.3 (NEW), 903.2.7, 903.2.7.2 (NEW), 903.2.9, 903.2.9.4 (NEW) Upholstered Furniture and Mattresses
- 903.2.10, 903.2.11.3 Group S-2 Parking Garages
- 903.2.10.2, IBC 202 Mechanical-Access Parking Garage
- 903.3.1.2 NFPA 13R Sprinkler System

Hi 👋, how can I help?

CHARLESON

Fire Code-Significant Changes

Where required by the fire code official or the site safety plan established in accordance with Section 3303.1, a fire watch shall be provided for building demolition and for construction.

A fire watch shall be provided during nonworking hours for new construction that exceeds

1. 40 feet in height above the lowest adjacent grade at any point along the building perimeter,
2. For new multistory construction with an aggregate area exceeding 50,000 square feet per story or
3. As required by the fire code official.

Primary duty of fire watch personnel shall be to perform constant patrols and watch for the occurrence of fire. The combination of fire watch duties and site security duties is acceptable.

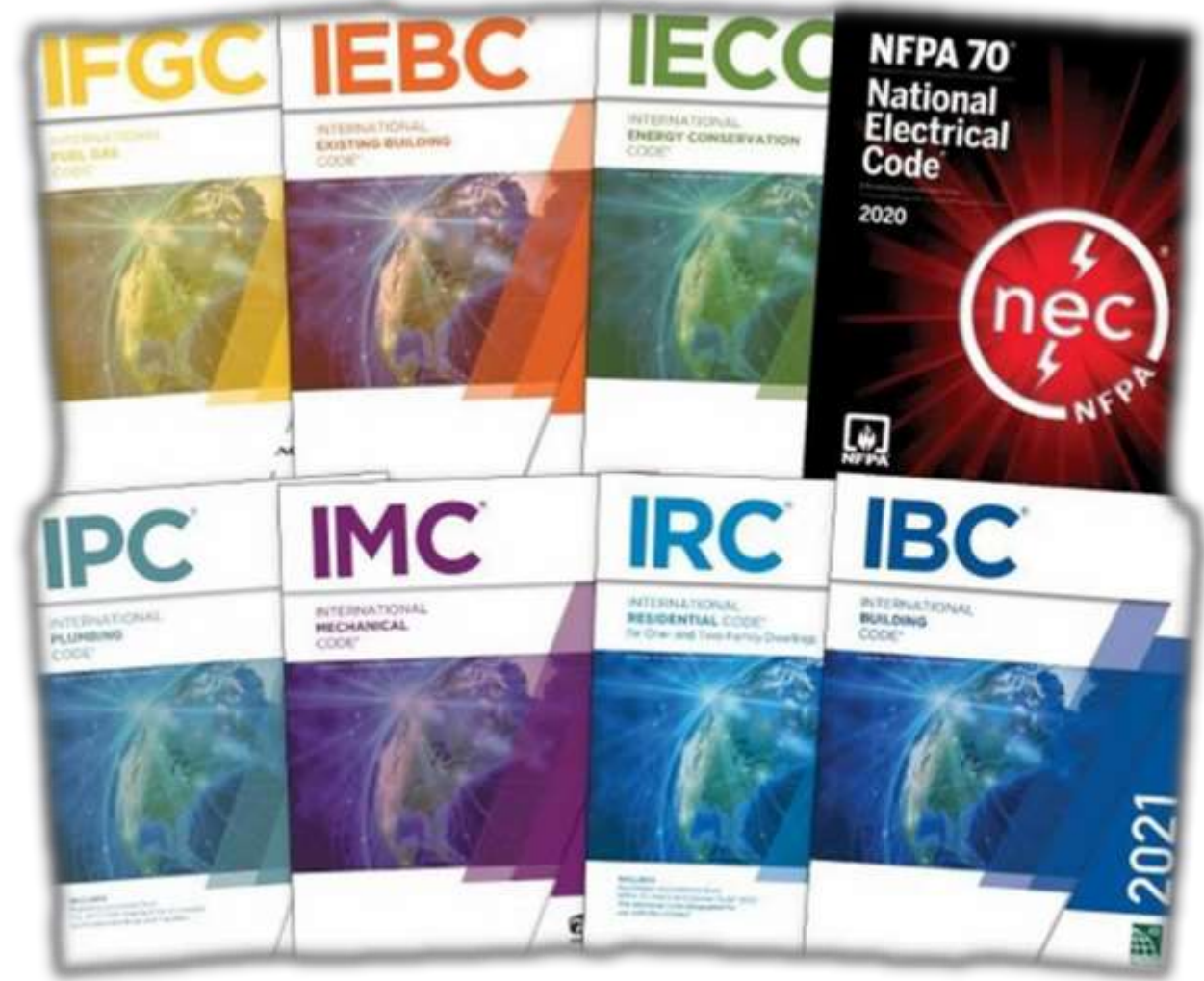
Personnel shall be trained to serve as an on-site fire watch. Training shall include the use of portable fire extinguishers

Fire watch personnel shall be provided with no less than one approved means for notifying the fire department.

The fire watch shall include areas specified by the site safety plan.

Fire watch personnel shall keep a record of all time periods of duty, including the log entry for each time the site was patrolled and each time a structure was entered and inspected. Records shall be made available for review by the fire code official upon request.

- If approved, the following Code editions will go into effect on November 2, 2023:
- 2021 editions of the International Building Code, International Residential Code, International Existing Building Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code and International Swimming Pool and Spa Code
- 2020 edition of the National Electrical Code.



COUNCIL OPTIONS

Council Options

- Approve the ordinances as presented;
- Approve the ordinances with revisions;
- Deny the ordinances

Staff's Recommendation

Staff recommends approval of the ordinances as provided.

