



Item Brief

Meeting Date

February 11, 2025

Agenda Item

Discuss and consider action: Ordinance No. 2025-07: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING CITY OF BURNET CODE OF ORDINANCES, CHAPTER 22 (ENTITLED "BUILDINGS AND BUILDING REGULATIONS") BY REPEALING THE 2015 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL AND GAS CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE; REPEALING THE NATIONAL ELECTRICAL CODE, 2014 EDITION; AND ADOPTING THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL AND GAS CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE; ADOPTING THE NATIONAL ELECTRICAL CODE 2023 EDITION; PROVIDING FOR PENALTY; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

Information

The City of Burnet currently utilizes the 2015 editions of the International Codes and the 2014 National Electrical Code. In order to keep up with the building industry, the attached ordinance repeals the current adopted editions and adopts the more up-to-date 2021 editions of the International Codes and the 2023 National Electrical Code.

Adoption of these codes will better position the City to deal with ongoing growth and development while preserving the health, safety, and general welfare of the community.

Fiscal Impact

There is no direct fiscal impact on the budget.

Recommendation

Staff recommends approval of Ordinance 2025-07 as presented.

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING CITY OF BURNET CODE OF ORDINANCES, CHAPTER 22 (ENTITLED "BUILDINGS AND BUILDING REGULATIONS") BY REPEALING THE 2015 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL AND GAS CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE; REPEALING THE NATIONAL ELECTRICAL CODE, 2014 EDITION; AND ADOPTING THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL AND GAS CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE; ADOPTING THE NATIONAL ELECTRICAL CODE 2023 EDITION; PROVIDING FOR PENALTY; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council has determined that adoption and enforcement of up-to-date and effective building codes are necessary for the preservation of the health, safety, and general welfare of the community, and

WHEREAS, the City Council has further determined that the 2021 editions of the International Codes published by the International Code Council, along with the 2023 National Electrical Code constitute such a body of up-to-date and effective codes, and

WHEREAS, the City Council desires to adopt said up-to-date and effective codes for the purpose of protecting the health, safety, and general welfare of the community.

WHEREAS, City Council finds determines, and declares that publication of notice of this Ordinance, as required by Section 3.14 of the City Charter and the laws of the State of Texas, was made by the City Secretary within the period prescribed by Section 3.14; and

WHEREAS, City Council, finds, determines, and declares that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given as required by Chapter 551 of the Texas Government Code.

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

Section One. Code Amendment. Section 22-51 (entitled “International Building, Residential and Existing Building Codes, 2015 edition”) of the Code of Ordinances of the City of Burnet is hereby repealed and a new Section 22-51, International Building Code is established as follows:

- (a) The International Building Code, 2021 edition, a copy of which is on file in the office of the city secretary is hereby adopted as the building code of the city, said adoption being inclusive of appendices listed:
 - (1) Appendix C, Group U – Agricultural Buildings
 - (2) Appendix E, Supplementary Accessibility Requirements
 - (3) Appendix F, Rodent Proofing
 - (4) Appendix G, Flood-Resistance Construction
 - (5) Appendix I, Patio Covers
 - (6) Appendix J, Grading
 - (7) Appendix K, Administrative Provisions
 - (8) Appendix L, Earthquake Recording Instrument
 - (9) Appendix O, Performance-Based Application

Section Two. Code Amendment. Section 22-55 (entitled “Amendments to the Building Codes”) of the Code of Ordinances of the City of Burnet is hereby amended by replacing the existing language in its entirety with the text set out in the attachment hereto labeled Exhibit “A – International Building Code Amendments”.

Section Three. Code Amendment. Section 22-58, International Residential Code of the Code of Ordinances of the City of Burnet is hereby created and is established as follows:

- (a) The International Residential Code, 2021 edition, a copy of which is on file in the office of the city secretary is hereby adopted as the residential building code of the city, said adoption being inclusive of appendices listed:
 - (1) Appendix AA, Sizing and Capacities of Gas Piping
 - (2) Appendix AB, Sizing of Venting Systems
 - (3) Appendix AC, Reserved
 - (4) Appendix AD, Recommended Procedure for Safety Inspection
 - (5) Appendix AE, Manufactured Housing Used as Dwellings
 - (6) Appendix AG, Piping Standards
 - (7) Appendix AH, Patio Covers
 - (8) Appendix AI, Private Sewage Disposal
 - (9) Appendix AJ, Existing Buildings and Structures
 - (10) Appendix AK, Sound Transmission
 - (11) Appendix AM, Home Day Care
 - (12) Appendix AN, Venting Methods
 - (13) Appendix AO, Automatic Vehicular Gates

- (14) Appendix AP, Sizing of Water Piping System
- (15) Appendix AT, Solar-Ready Provisions

Section Four. Code Amendment. Section 22-59, Amendments to the residential building codes of the Code of Ordinances of the City of Burnet is hereby created with the text set out in the attachment hereto labeled Exhibit “B – International Residential Code Amendments”.

Section Five. Code Amendment. Section 22-60, International Existing Building Code of the Code of Ordinances of the City of Burnet is hereby created and is established as follows:

- (a) The International Existing Building Code, 2021 edition, a copy of which is on file in the office of the city secretary is hereby adopted as the existing building code of the city.

Section Six. Code Amendment. Section 22-61, Amendments to the existing building code of the Code of Ordinances of the City of Burnet is hereby created with the text set out in the attachment hereto labeled Exhibit “C – International Existing Building Code Amendments”

Section Seven. Code Amendment. Section 22-127 (entitled “International Plumbing Code, 2015 edition”) of the Code of Ordinances of the City of Burnet is hereby repealed and a new Section 22-127, International Plumbing Code is established as follows:

- (b) The International Plumbing Code, 2021 edition, a copy of which is on file in the office of the city secretary, is hereby adopted as the plumbing code of the city, said adoption being inclusive of appendices listed:
 - (1) Appendix B, Rates of Rainfall
 - (2) Appendix C, Structural Safety
 - (3) Appendix D, Degree Day and Design Temperature
 - (4) Appendix E, Sizing of Water Piping System

Section Eight. Code Amendment. Section 22-131, Amendments to the plumbing code of the Code of Ordinances of the City of Burnet is hereby created with the text set out in the attachment hereto labeled Exhibit “D – International Plumbing Code Amendments”

Section Nine. Code Amendment. Section 22-151 (entitled “International Mechanical Code,” 2015 edition.) of the Code of Ordinances of the City of Burnet is hereby repealed and a new Section 22-151, International Mechanical Code is established as follows:

The International Mechanical Code, 2021 edition, a copy of which is on file in the office of the city secretary is hereby adopted as the mechanical code of the city, said adoption being inclusive of appendices listed:

(1) Appendix A, Chimney Connector Pass-Throughs

Section Ten. Code Amendment. Section 22-154, Amendments to the mechanical code of the Code of Ordinances of the City of Burnet is hereby created with the text set out in the attachment hereto labeled Exhibit “E – International Mechanical Code Amendments”

Section Eleven. Code Amendment. Section 22-161 (entitled “International Fuel Gas Code, 2015 edition”) of the Code of Ordinances of the City of Burnet is hereby repealed and a new Section 22-161, International Fuel Gas Code is established as follows:

- (a) The International Fuel Gas Code, 2021 edition, a copy of which is on file in the office of the city secretary is hereby adopted as the fuel gas code of the city, said adoption being inclusive of appendices listed:
 - (1) Appendix A (IFGS), Sizing and Capacities of Gas Piping
 - (2) Appendix B (IFGS), Sizing of Venting Systems Serving Appliances
 - (3) Appendix C (IFGS), Exit Terminals
 - (4) Appendix D (IFGS), Recommended Procedure for Safety Inspection of an Existing Appliance Installation

Section Twelve. Code Amendment. Section 22-166, Amendments to the fuel gas code of the Code of Ordinances of the City of Burnet is hereby created with the text set out in the attachment hereto labeled Exhibit “F – International Fuel Gas Code Amendments”

Section Thirteen. Code Amendment. Section 22-162 (entitled “International Energy Conservation Code, 2015 edition”) of the Code of Ordinances of the City of Burnet is hereby repealed and a new Section 22-162, International Energy Conservation Code is established as follows:

- (a) The International Energy Conservation Code, 2021 edition, a copy of which is on file in the office of the city secretary is hereby adopted as the energy conservation code of the city.

Section Fourteen. Code Amendment. “Section 22-167, Amendments to the Energy Conservation Code” of the Code of Ordinances of the City of Burnet is hereby created with the text set out in the attachment hereto labeled Exhibit “G – International Energy Conservation Code Amendments”

Section Fifteen. Code Amendment. Section 22-163 (entitled “International Property Maintenance Code, 2015 edition”) of the Code of Ordinances of the City of Burnet is hereby repealed and a new Section 22-163, International Property Maintenance Code is established as follows:

- (a) The International Property Maintenance Code, 2021 edition, a copy of which is on file in the office of the city secretary is hereby adopted as the property maintenance code of the city.

Section Sixteen. Code Amendment. “Section 22-168, Amendments to the property maintenance code” of the Code of Ordinances of the City of Burnet is hereby created with the text set out in the attachment hereto labeled Exhibit “H – International Property Maintenance Code Amendments”

Section Seventeen. Code Amendment. “Section 22-165, International Swimming Pool and Spa Code” of the Code of Ordinances of the City of Burnet is hereby created and is established as follows:

- (a) The International Swimming Pool and Spa Code, 2021 edition, a copy of which is on file in the office of the city secretary is hereby adopted as the swimming pool and spa code of the city.

Section Eighteen. Code Amendment. “Section 22-169, Amendments to the swimming pool and spa code” of the Code of Ordinances of the City of Burnet is hereby created with the text set out in the attachment hereto labeled Exhibit “I – International Swimming Pool and Spa Code Amendments”

Section Nineteen. Code Amendment. Section 22-178 (entitled “National Electrical Code, 2014 edition”) of the Code of Ordinances of the City of Burnet is hereby repealed and a new Section 22-178, National Electrical Code is established as follows:

- (a) The National Electrical Code, 2023 edition, a copy of which is on file in the office of the city secretary, is hereby adopted as the electrical code of the city.

Section Twenty. Findings. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section Twenty-one. Penalty. A violation of this ordinance is unlawful and subject to City Code of Ordinances Sec. 1-6 (entitled “general penalty”).

Section Twenty-two. Cumulative. This ordinance shall be cumulative of all provisions of all ordinances and codes, or parts thereof, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event Section 5, (entitled “Repealer”) shall be controlling.

Section Twenty-three. Repealer. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section Twenty-four. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section Twenty-five. Publication. The publishers of the City Code are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to format and number paragraphs to conform to the existing Code.

Section Twenty-six. Effective Date. This Ordinance shall be effective upon the date of final adoption hereof.

PASSED, APPROVED, AND ADOPTED on this 11th day of February 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit “A” – International Building Code Amendments

Section 22-55 – Amendments to the International Building Code.

1. Section 101.1 “Title” Insert: “The City of Burnet, Texas.”

2. Section 101.4 "Referenced codes." Amend to read: The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.
3. Section 103.1 "Creation of enforcement agency" Insert "The City of Burnet Building Department"
4. Section 105.1 "Required" Amend to read: Any owner of authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure; or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing systems; the installation of which is regulated by this code, or to install accessory structures, or to cause any such work to be done, shall first make application to the Building Official for a permit, shall comply with applicable state and local rules and regulations concerning licensing and registration, and obtain the required permit."
5. Section 105.2 "Work exempt from permit." Amend Item 1: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed ~~420~~ 200 square feet.
6. Section 110.6.1 "Re-inspection." Add new section to read as follows: "Where any work or installation does not pass any inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be re-submitted to the code official for re-inspection. A fee shall be paid to the city for each re-inspection."
7. Section 113 "Board of Appeals" delete this section in its entirety.
8. Section 202 "Definitions" Amend section by adding or changing the following definitions:

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following: Dialysis centers, Sedation dentistry, Surgery centers, Colonic centers, Psychiatric centers, or Procedures involving sedation.

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability, or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

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.

HIGH-RISE BUILDING. A building with an occupied floor located more than 75 55 feet (22 860 mm) (16 764 mm) above the lowest level of fire department vehicle access.

9. Section 303.1.3 "Associated with Group E occupancies." Add a sentence to read as follows: "A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, except when applying the assembly requirements of Chapters 10 and 11."
10. Section 307.1.1 "Uses other than Group H." Add the following sentence to Exception 4: "4. Cleaning establishments... *{Text unchanged}* ...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions."
11. Section 406.7.2 "Canopies". Amend the height requirements to 14 feet, 0 inches (4,267.2 mm).
12. Section 502.1 "Address Identification". Amend to read: "New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than six (6) inches (152.4 mm) high with a minimum stroke width of one (1) inch (25.44 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6-inch (152.4 mm) height building numerals. Address identification shall be maintained.
Exception: R-3 Single Family occupancies shall have approved numerals of a minimum of four (4) inches (101.6 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists."

13. Section 903.2.4.2 "Group F-1 Distilled spirits" Amend to read as follows:
"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 any one time."
14. Section 903.2.9.3 "Group S-1 Distilled spirits or wine." Amend to read as follows: "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 any one time."
15. Section 912 "Fire Department Connections": Add New Section 912.2.3 to read: "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."
16. Section 1101.2 "Design" Add new section to read as follows: "Buildings and facilities shall be designed and constructed to be accessible in accordance with this chapter and the Texas Accessibility Standards (TAS) of the Architectural Barriers law, Government Code Chapter 469, as applicable.
Exception: Buildings regulated under state law and built in accordance with state-certified plans, including any variance or waivers granted by the state, shall be deemed to be in compliance with the requirements of this chapter."
17. Section 1612.3 "Establishment of Flood Hazard Areas." Insert: "The City of Burnet" and "November 1, 2019" respectively.
18. Section 1809.5.1 "Frost protection at required exists"; delete entirely
19. Section 2702.5 "Designated Critical Operations Areas (DCOA)" Add new section to read: "In areas within a facility or site requiring continuous operation for the purpose of public safety, emergency management, national security, or business continuity, the power systems shall comply with NFPA 70 Article 708."
20. Section 2902.1 "Minimum Plumbing Facilities" add second paragraph to read as follows: "In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered if requested in writing, by the applicant, stating reasons for a reduced number of fixtures and approved by the Building Official."

Exhibit "B" – International Residential Code Amendments

Section 22-59 – Amendments to the International Residential Code.

1. Section R101.1 "Title." Insert: "the City of Burnet, Texas."

2. Section R102.4 "Referenced codes and standards." Amend to read: "R102.4 Referenced codes and standards. The *codes*, when specifically adopted, and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced *codes* and standards, each reference to said *code* and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted."
3. Section R105.2 "Work exempt from permit." "Building": Remove exemption "5. Sidewalks and driveways." Add Item "10: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet."
4. Section R106.1 "Submittal documents." Amend to read as follows: "Submittal documents consisting of construction documents, and other data, shall be submitted in digital format where allowed by the building official with each application for a permit. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. *{Exception to remain}*"
5. Section R109.5 "Re-inspection." Add new section to read as follows: "Where any work or installation does not pass any inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be re-submitted to the Building Official for re-inspection. A fee shall be paid to the city for each re-inspection."
6. SECTION R112 "Board of Appeals" Delete this section in its entirety.
7. Section R110.3 "Certificate issued." Delete: "8. Where an automatic sprinkler system is provided and whether the sprinkler system is required."
8. Table R301.2 fill in as follows:

GROUND SNOW LOAD	WIND DESIGN					SEISMIC DESIGN CATEGORY f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDER-	FLOOD HAZARDS ^g	AIR FREEZING INDEX ^j	MEAN ANNUAL TEMP ^j
		Topogr aphic Effects	Special Wind	Windb orne Debris			Weathering	Frost						

5 lb/ft	SPEED ^d (MPH)				A	^a	Line Depth ^b	Termite ^c					
	115 (3 sec- gust)/ 76 fastest mile	No	No	No		Moderate	4"	Moderate to Heavy	28° F	No	Local Code	30	65.5° F

Delete remainder of table Manual J Design Criteria and footnote N

8. Section R306.5 "Toilet Facilities for Workers." Add section to read as follows: "Toilet Facilities shall be provided for construction workers, and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3. The path of travel to required facilities shall not exceed a distance of 600 feet (91.2m)."
9. Section R313.2 "One- and two-family dwellings automatic sprinkler systems." Delete this section and subsection in their entirety.
10. Section G2408.3 (305.5) "Private Garages." Delete section in its entirety.
11. Section G2417.4.2 (406.4.2) "Test duration." Amend to read as follows: "The test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than ten (10) minutes."
12. Section P2503.5.1 "Rough Plumbing" Amend to read as follows: "DWV systems shall be tested on completion of the rough piping installation by water, by air for piping systems other than plastic, or by a vacuum of air for plastic piping systems, without evidence of leakage. The test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:
 1. Water test. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged, except the highest openings of the section under test, and each section shall be filled with water, but no section shall be tested with less than a 5-foot (1,524 mm) head of water. In testing successive sections, at least the upper 10 feet (3,048 mm) of the next preceding section shall be tested so that no joint or pipe in the building, except the uppermost 10 feet (3,048 mm) of the system., shall have been submitted to a test of less than 5-foot (1,524 mm) head of water. This pressure shall be held for not less than fifteen (15) minutes. The system shall then be tight as all points."

2.Air test. An air test for plastic pipe not exceeding five (5) psi for a period not less than 15 minutes shall be allowed for soil testing in wet weather.

3.Vacuum test. The portion under test shall be evacuated of air by a vacuum-type pump to achieve a uniform gauge pressure of -5 pounds per square inch or a negative 10 inches of mercury column (-34 kPa). This pressure shall be held without the removal of additional air for a period of 15 minutes.”

13. Section P2603.5.1 “Sewer depth.” Add 12-inches in both locations.
14. Section P2902.5.3 “Lawn irrigation systems.” Amend to read as follows: “Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.”
15. Section P3005.4.2.1 “Building gravity sewer”. Add new section to read as follows: “Building gravity sewer shall not be less than three (3) inches (7.26 cm) in diameter.”
16. Table P3005.4.2. Add footnote “c” to read as follows: Building gravity sewers shall not be less than three (3) inches (7.62 cm) in diameter.”
17. Section P3007.1.1 “Location of Sumps and Ejectors.” Add new section to read as follows: “All portions of any equipment associated with a sewer sump or ejector shall be installed out-of-doors, and not within any building intended for human habitation.”
18. Section E3601.6.2 “Service Disconnect Locations.” Amend section to read as follows: “The service disconnecting means shall be installed at a readily accessible location outside of the building, and as close to the meter base as possible. Each occupant shall have clear access to the service disconnecting means serving the dwelling unit in which they reside.”
19. Section AI101.1 of Appendix I “Private Sewage Disposal.” Amend to read as follows: “All private sewage disposal systems shall conform to the requirements of the Texas Department of Health and the Texas Commission on Environmental Quality.

Exhibit “C” – International Existing Building Code Amendments

Section 22-61 – Amendments to the International Existing Building Code.

1. Section 101.1 "Title." Insert "The City of Burnet, Texas."
2. Section 103.1 "Creation of Agency." Insert: "Building Department"
3. Section 105.1.1 "Annual permit." is hereby deleted.
4. Section 105.1.2 "Annual permit records." Is hereby deleted.
5. Section 109.5.1 "Re-inspection." Add new section to read as follows: "Where any work or installation does not pass any inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be re-submitted to the Building Official for re-inspection. A fee shall be paid to the city for each re-inspection."
6. Section 110.1.2 "Change in tenancy." New section added to read as follows: "It shall be unlawful to make a change in tenancy of any existing commercial use building, or business lease space without first making application for and obtaining approval for a certificate of occupancy."
7. Section 110.1.3 "Nontransferable." New section added to read as follows: "Once issued, a property used for a business activity, its certificate of occupancy is not transferable to another owner, person, business, or property."
8. Section 110.2 "Certificate issued." Delete Item 11.
9. Section 406.1 "Material." Amend to read as follows: "Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material, in accordance with the requirements of NFPA 70."
10. Section 504.1.2 "Existing fire escapes". Amend to read as follows: "Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced."
11. Section 702.7 "Materials and methods." Amend to read as follows: "All new work shall comply with the materials and methods requirements in the *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, National Electrical Code, and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building."
12. Section 802.5.1 "Minimum requirement." Amend to read as follows: "Every portion of sided walking surfaces, including *mezzanines*, *equipment platforms*, *aisles*, *stairs*, *ramps*, and landings that is more than 30 inches

(762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.”

13. Section 803.2.6 “Supervision.” Change the exception to read as follows: **“Exception:** Supervision is not required where the Fire Code does not require such for new construction.”
14. Section 803.3 “Standpipes.” Amend to read as follows: “Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.” {Delete rest of Section 803.3.}
15. Section 804.2 “General.” Delete exception #1 (exception #2 to remain unchanged).
16. Section 904.1 “Automatic sprinkler systems.” Add sentence to read as follows: “For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.”
17. Section 904.1.1 “High-rise buildings.” Amend to read as follows: “An automatic sprinkler system shall be provided in work areas of high-rise buildings.”
18. Section 1011.2.1 “Fire sprinkler system.” Amend to read as follows: “Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*. The installation of the automatic sprinkler system shall be required within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the *change of occupancy* by one of the following:
 1. Nonrated permanent partition and horizontal assemblies.
 2. Fire partition.
 3. Smoke partition.
 4. Smoke barrier.
 5. Fire barrier, as required by Section 707 of the IBC.
 6. Fire wall, as required by Section 706 of the IBC.

Exceptions: [Remain unchanged.]”

19. Section 1102.2.1 "Fire Separations." Add new section to read as follows:
"Where fire separations are utilized to allow additions without exceeding the allowable area provisions of Chapter 5 of the IBC for either the existing building or the new addition, the decreased clear space where the two buildings adjoin shall be accounted for in such calculation relative to the allowable frontage increase."

Section 22-131 – Amendments to the International Plumbing Code.

1. Section 101.1 "Title." Insert "The City of Burnet, Texas."
2. Section 103.1 "Creation of Agency." Insert: "Building Department"
3. Section 106.4 "By whom application is made." Add the following: "If a building owner is claiming an exemption under state law because he or she is planning to do the work him or herself, then the owner shall provide proof to the building department that he or she owns the building as his or her homestead."
4. Section 109.5.1 "Re-inspection." Add new section to read as follows: "Where any work or installation does not pass any inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be re-submitted to the Building Official for re-inspection. A fee shall be paid to the city for each re-inspection."
5. Section 112.4.3 "Re-inspection and testing." After the last sentence, add the following: "A fee shall be paid to the city for each re-inspection."
6. Section 305.4.1 "Sewer depth." Insert 12" inches (30.48 cm) in both locations.
7. Section 311.1 "Toilet facilities for workers. General." Add the following: "Toilet facilities shall be placed not more than 600 feet apart."
8. Section 312.2 "Drainage and vent water test." Amend to read as follows: A water test shall be applied to the drainage system, either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged, except the highest openings of the section under test, and each section shall be filled with water, but no section shall be tested with less than a 5-foot (1,524 mm) head of water. In testing successive sections, at least the upper 10 feet (3,048 mm) of the next preceding section shall be tested so that no joint or pipe in the building, except the uppermost 10 feet (3,048 mm) of the system., shall have been submitted to a test of less than 5-foot (1,524 mm) head of water. This pressure shall be held for not less than fifteen (15) minutes. The system shall then be tight as all points."
9. Section 312.3 "Drainage and Vent Air Test." Add exemption to read "1. An air test for plastic pipe not exceeding five (5) psi for a period not less than 15 minutes shall be allowed for soil testing in wet weather."

10. Section 312.10.2 "Testing" Amend to read as follows: Reduced pressure principle, double check, pressure vacuum breaker, reduced pressure detector fire protection, double check detector fire protection, and spill-resistant vacuum breaker backflow preventer assemblies and hose connection backflow preventers shall be tested at the time of installation, immediately after repairs or relocation, as required by 30 Texas Administrative Code 290.44, and at least annually. The testing procedure shall be performed in accordance with one of the following standards: ASSE 5013, ASSE 5015, ASSE 5020, ASSE 5047, ASSE 5048, ASSE 5052, ASSE 5056, CSA B64.10 or CSA B64.10.1. Test gauges shall comply with ASSE 1064."
11. Section 608.17.5 "Connections to lawn irrigation systems." Amend to read as follows: "The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer."
12. Section 712 "Sumps and Ejectors." Add new subsection 712.5 "Location of Sumps and Ejectors." Add new section to read as follows: "All portions of any equipment associated with a sewer sump or ejector shall be installed out-of-doors, and not within any building intended for human habitation."
13. Section 903.1.1 "Roof extension unprotected." Amend to read as follows: "Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof."
14. Section 1003.3.4 "Grease trap and grease interceptor not required." Add the following exception: "An interceptor may be required for an individual dwelling unit or private living quarters, if there is reasonable cause to believe that injurious or illegal materials are being discharged to the public sewer in quantities reasonably calculated to cause damage to the sewage treatment plants and/or processes. Nothing in subsection 1003.1 above shall be construed to relieve a multi-occupant facility, whether housing or otherwise, from installing a trap or interceptor, when it can be reasonably shown that the cumulative discharge of relatively small amounts of potentially injurious materials by individual tenants is sufficient to endanger the public sewer system. The responsibility for installation and maintenance of an interceptor in these circumstances is upon the owner or his agent."

Exhibit “E” – International Mechanical Code Amendments

Section 22-154 – Amendments to the International Mechanical Code.

1. Section 101.1 “Title.” Insert “The City of Burnet, Texas.”
2. Section 103.1 “Creation of Agency.” Insert: “Building Department”
3. Section 106.3 “Application for permit.” Add the following: “If a building owner is claiming an exemption under state law because he or she is planning to do the work him or herself, then the owner shall provide proof to the building department that he or she owns the building as his or her homestead.”
4. Section 109.5.1 “Re-inspection.” Add new section to read as follows: “Where any work or installation does not pass any inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be re-submitted to the Building Official for re-inspection. A fee shall be paid to the city for each re-inspection.”

Exhibit “F” – International Fuel Gas Code Amendments

Section 22-166 – Amendments to the International Mechanical Code.

1. Section 101.1 “Title.” Insert “The City of Burnet, Texas.”
2. Section 103.1 “Creation of Agency.” Insert: “Building Department”
3. Section 106.3 “Application for permit.” Add the following: “If a building owner is claiming an exemption under state law because he or she is planning to do the work him or herself, then the owner shall provide proof to the building department that he or she owns the building as his or her homestead.”
4. Section 109.5.1 “Re-inspection.” Add new section to read as follows: “Where any work or installation does not pass any inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be re-submitted to the Building Official for re-inspection. A fee shall be paid to the city for each re-inspection.”
5. Section 406.4.2 “Test Duration.” Amend to read as follows: “Test duration shall be not less than fifteen (15) minutes. For larger piping systems, the code official may require a longer test duration, not to exceed 24 hours.”
6. Section 621.2 “Prohibited use.” Add the following exception: “Exception: Existing *approved* unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when *approved* by the Code Official unless an unsafe condition is determined to exist as described in 108.7.”

Exhibit “G” – International Energy Conservation Code Amendments

Section 22-167 – Amendments to the International Energy Conservation Code.

1. Section C101.1 “Title.” Insert “The City of Burnet, Texas.”
2. Section C105.6 “Re-inspection and testing.” Amend to read as follows: “Where any work or installation does not pass an inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for re-inspection. A fee shall be paid to the city for each re-inspection.”
3. Section R101.1 “Title.” Insert “The City of Burnet, Texas.”
4. Section R105.6 “Re-inspection and testing.” Amend to read as follows: “Where any work or installation does not pass an inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for re-inspection. A fee shall be paid to the city for each re-inspection.”

Exhibit “H” – International Property Maintenance Code Amendments

Section 22-168 – Amendments to the International Property Maintenance Code.

1. Section 101.1 “Title.” Insert “The City of Burnet, Texas.”
2. Section 103.1 “Creation of Agency.” Insert “Building Department”
3. Section 302.4 “Weeds” Insert “Twelve (12) Inches”
4. Section 302.10 “Fences” New section added to read as follows: “All fences shall be maintained reasonably plumb and structurally sound; each structural and decorative member of a fence shall be free of deterioration and be compatible in size, material, and appearance with the remainder of the fence. A fence that has deteriorated to a condition that is likely to fall shall be repaired or replaced.
5. Section 304.14 “Insect screens.” Insert “January 1 to December 31”
6. Section 602.3 “Heat supply.” Amend to read as follows: “Every owner and operator of any building who rents, leases, or sublets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 65° F (18° C) in all habitable rooms, bathrooms, and toilet rooms.
7. Section 602.4 “Occupiable work spaces.” Amend to read as follows: “Indoor work spaces that may be occupied shall be supplied with heat to maintain a temperature of not less than 65° F (18° C) during the period that the space is occupied.” [Exceptions to remain as written.]

Exhibit “I” – International Swimming Pool and Spa Code Amendments

Section 22-169 – Amendments to the International Swimming Pool and Spa Code.

1. Section 101.1 “Title.” Insert “The City of Burnet, Texas.”
2. Section 103.1 “Creation of Agency.” Insert “Building Department”