



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

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**Submitted By:** Shane Pevehouse, Building Official

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**Council Meeting Date:** 16 December, 2025

**Agenda Item Wording:** **Public hearing, discussion, and possible action to approve an Ordinance amending Chapter 24, Article 24.02 of the Code of Ordinances of the City of Dripping Springs, relating to Building Construction Codes.**

**Agenda Item Sponsor:** Mayor Foulds

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**Summary/Background:** Our last Building Code Cycle update was approved in December of 2019. In order to maintain current building standards, I am proposing the City adopt the 2024 ICC Codes and 2023 NEC with the corresponding amendments noted in Attachment (a).

The proposed amendments were selected from a list generated by the North Central Texas Council of Governments (NCTCOG). NCTCOG is a volunteer association with over 230 members from 16 counties, numerous cities, school districts, and special districts. Since 1967, NCTCOG and its five advisory boards, comprised of public and private code professionals, has continually reviewed the latest editions of the model construction codes and recommended uniform amendments. North Hays County Fire Rescue uses the NCTCOG International Fire Code recommendations, aligning Building Construction and Fire Code amendments in Dripping Springs. The 2018 amendments adopted in December of 2019 were comprised of recommendations from the NCTCOG.

The ordinance was reorganized to consolidate rules applicable to all codes under Division 1 (General) and remove previous amendments/requirements that are now included in the codes. Definitions were expanded to clarify requirements for contractor registration, homestead permit exemptions, “pools”, and contractor, general contractor, trade contractor, and trade work.

The proposed amendments were reviewed and recommendations provided with the assistance of the Planning Department, City Engineer, Fire Marshal and Fire Inspector, in-house inspectors, and our 3<sup>rd</sup> Party Inspection company.

The recommended codes are:

2024 International Residential Code

2024 International Building Code  
2024 International Existing Building Code  
2024 International Energy Compliance Code  
2024 International Fuel Gas Code  
2024 International Maintenance Code  
2024 International Plumbing Code  
2024 International Swimming Pool and Spa Code  
2023 National Electric Code

**Commission  
Recommendations:**

**Recommended  
Council Actions:** Recommend Approval of the 2024 ICC Codes and 2023 National Electric Code and local amendments as proposed.

**Attachments:** Attachment (a) - NCTCOG proposed amendments with notes on local adoption  
PowerPoint presentation  
Draft Ordinance

**Next Steps/Schedule:** Send to City Secretary for execution