

## **City of Dripping Springs**

### **2024 International Building Codes Adoption Ordinance**

#### **ORDINANCE No. 2025-039**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING ARTICLE 24.02 TECHNICAL CONSTRUCTION CODES AND STANDARDS AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, ADOPTION AND AMENDMENTS, A REPEALER, SEVERABILITY, AND ENFORCEMENT; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

**WHEREAS,** the City Council of the City of Dripping Springs (“City Council”) seeks to promote reasonable, sound, and efficient land use and construction within the City of Dripping Springs (“City”); and

**WHEREAS,** the Dripping Springs City Council, as a duly-elected legislative body, finds that it is facing significant historic and contemporary land use challenges that existing regulations were not designed to address; and

**WHEREAS,** Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

**WHEREAS,** pursuant to Texas Local Government Code Chapters 214 and 216, to protect the public health, safety, and welfare, the 2024 International Residential Code; 2024 International Building Code; 2024 International Existing Building Code; International Mechanical Code; 2024 International Plumbing Code; 2024 International Fuel Gas Code; 2024 International Swimming Pool and Spa Code; 2024 International Energy Conservation Code; and 2023 National Electrical Code are adopted as the municipal commercial building codes; and

**WHEREAS,** the City Council has determined that the adoption of the updated International Building Code standards, with codified local amendments, is necessary to facilitate proper inspection activities by the City relating to building standards within the corporate city limits of the City of Dripping Springs, Texas, in the extraterritorial jurisdiction of Dripping Springs, and for commercial buildings served by City utilities, relating to public safety, health, and general welfare; and

**WHEREAS,** the City Council seeks to apply up-to-date regulatory systems to projects to the extent reasonably possible and within the confines of the law; and

**WHEREAS,** the City Council finds that it is in the best interest of the City and its residents to adopt the Dripping Springs Technical Criteria.

**NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:**

### **1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

### **2. ENACTMENT**

Chapter 24, Article 24.02 is amended to read in accordance with “**Exhibit A**”, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be added to Article 24.02 and any text that is struck through shall be removed.

### **3. REPEALER**

All ordinances, or parts thereof, that 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 regulated herein.

### **4. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

### **5. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

### **6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

### **7. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 16<sup>th</sup> day of December, 2025 by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: \_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Diana Boone, City Secretary

## ARTICLE 24.02 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

### Division 1. Generally

#### Sec. 24.02.001 Title

This article shall be commonly cited as the building code ordinance.

#### Sec. 24.02.002 Purpose

This article is adopted so that the city council may promote the public health, safety, morals and general welfare within the city through the regulation of certain construction activities.

#### Sec. 24.02.003 Scope

This article applies to all property within the incorporated municipal boundaries (i.e., city limits) and the extraterritorial jurisdiction (ETJ) as applicable.

#### ~~Sec. 24.02.004 Permit fees~~

~~No permit required by the building code shall be issued until the fees prescribed in this article have been paid, nor shall any amendment to a permit be approved until the additional fees, if any, have been paid. Fees for building permits will be that amount listed in the city's fee schedule, which is established by the city council and enacted by separate ordinance (appendix A of this code).~~

#### Sec 24.02.004 Contractor Registration

- (a) Each contractor shall register with the city.
- (b) At the time of registration, the contractor shall provide their TDLR license, a state or federally issued photo ID verifying the identity of the licensed master trade professional employed by the contractor, master trade professional license, and proof of insurance.
- (c) A trade company must employ a licensed master trade professional at all times.

#### Sec. 24.02.005 Definitions

- (a) Rules of interpretation. Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in this code, shall be given the meanings set forth in this code. Words and phrases not defined in this code shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

- (a) Specific definitions.

*Alter.* To make a physical change in or to a building, object, site or structure.

*Build.* To form by ordering and uniting materials by gradual means into a composite whole. The term includes the acts of developing or expanding upon buildings or structures. The term also includes the installation or placement upon land of a prefabricated building including a HUD-code manufactured home. A building permit is required for HUD-code manufactured homes in order to ensure compliance with zoning, setbacks and septic rules. HUD-code manufactured homes are not subject to building code standards for construction unless post-factory additions are made to the structure (including but not limited to porches, garages, decks and additional rooms).

*Building.* An improvement or change to the property which substantially reduces the permeability of the natural ground underneath the building or structure to absorb rainfall. This term also includes a dwelling, such as a house, barn, church, hotel, or similar structure created to shelter any form of human activity.

*Building Inspector.* The person appointed by the city council to inspect building activities to ensure compliance with applicable codes, permits and ordinances. The city's building inspector can be a volunteer, employee, agent of another political subdivision, company, corporation, or independent contractor retained by the city.

*Building Official.* The person appointed by the city council to receive and review applications for permits and ensure compliance with applicable codes, permits and ordinances. The city's building official can be a volunteer, employee, agent of another political subdivision, company, corporation, or independent contractor retained by the city.

*Clear.* To make a material change in the character of the land, including but not limited to the extraction of vegetation, removal of brush, cutting of trees, or modification of the natural grade or slope of the land.

*Contractor.* – see [Trade Contractor](#)

*Construct.* To excavate or grade property in connection with construction of a foundation for any improvement to be located on the land. The term also means to form a building or structure by combining materials or parts.

*Demolish.* To remove all or part of a building or structure.

*Develop.* To make a material change in the use or character of the land, including but not limited to the placement of any building or other structure on the land.

*Expand.* To add any square footage of impervious cover on the building or property, regardless of whether such addition will be covered or uncovered.

*Fill.* To deposit or stockpile dirt, stone, construction debris or other material in order to modify land or alter current drainage patterns.

*General contractor.* [a person, firm, association, or corporation that performs or contracts work for hire within the city for which a permit is required including, but not limited to, work that is required or useful for the construction, repair, alteration, removal, or demolition of a structure, sign, street or of an appurtenance that connects to the city's water or sewer service. A general contractor does not include a trade contractor as defined in this section.](#)

Grade. To clear, strip, cut, fill or stockpile dirt, including land in its cut and filled condition, to create new grades or alter current drainage patterns.

Home backup power installation. See Residential energy backup system.

Ordinary maintenance. Activities relating to a property that would be considered ordinary or common for maintaining the property, including but not limited to repairs, or the replacement of materials with identical or in-kind materials. The term expressly omits activities involving the expansion, modification, enlargement, reduction, renovation or remodeling of buildings or structures. The term also omits the cutting away of walls or partitions, cutting or removal of a structural beam or load bearing support; removal or change of means of egress.

Qualifying residential energy backup system. A residential energy backup system that is (a) capable of providing no more than 50 kilowatts (kW) of electricity and (b) has a storage capacity, if any, of no more than 100 kilowatt hours (kWh).

Person. Any human individual or corporation, organization, government or governmental subdivision or agency, business trust, estate, trust, partnership, association, and any other legal entity.

Pool. a permanent swimming pool, permanent wading or reflection pool, or permanent hot tub or spa over 14 inches deep, located at ground level, above ground, below ground, or indoors.

Remodel. To construct an addition or alter the design or layout of a building or make substantial repairs or alterations so that a change or modification of the entrance facilities, toilet facilities, or vertical access facilities is achieved.

Repair. The maintenance of or the return to a state of utility of a building, object, site or structure.

Residential energy backup system. An electric generating facility, including any associated energy storage facility and related infrastructure and equipment, intended to provide electrical power to a one- or two-family dwelling and connected at 600 volts or less.

Structure. A combination of materials to form a construction for use, occupancy, or ornamentation installed on, above, or below the surface of land or water. The term refers to something arranged in a definite pattern of organization. The term includes those functional constructions made usually for purposes other than creating shelter. The term includes but is not limited to roads, streets, sidewalks, porches, towers, tanks. The term also includes additions to or expansions of mobile homes, HUD-code manufactured homes, manufactured homes, modular homes, and industrialized housing.

~~Temporary structures and uses. The creation of structures or use of land that are limited as to time of service, but shall not be permitted for more than 180 days.~~

Third-Party Professional. A person independent of the contractor performing the work and qualified to perform plan review or inspection under applicable state law and city ordinance.

Trade contractor. a contractor or subcontractor who is licensed by the state including the following:

- (a) Electrical contractor means a contractor who performs work as defined in chapter 1305 of the Texas Occupations Code.
- (b) Irrigation contractor means a contractor who performs work as defined in chapter 1903 of the Texas Occupations Code.
- (c) Mechanical contractor means an air conditioning and refrigeration contractor as defined in chapter 1302 of the Texas Occupations Code.
- (d) Plumbing contractor means a contractor who performs work as defined in chapter 1301 of the Texas Occupations Code.
- (e) Water well driller and pump installer means a contractor who performs work as defined in chapter 1901 of the Texas Occupations Code.

Trade Work. The installation, maintenance, or repair of building systems or structures requiring a specific license issued by the Texas Department of Licensing and Registration for the scope of work being performed.

Vacant lot. Land that is undeveloped and unused. The term also includes any area with significant amounts of land not covered by impervious surfaces that is suitable for development or infill.

#### **Sec. 24.02.006 Compliance**

- (a) Compliance required.
  - (1) It ~~shall be unlawful~~ is an offense for any person to alter, build, construct, demolish, erect, extend, install, modify, move, relocate, remodel, or remove a building, site place, or structure in a manner not in compliance with this article.
  - (2) It is an offense ~~shall be unlawful~~ for any person to grade or fill in a manner not in compliance with this article.
  - (3) It is an offense ~~shall be unlawful~~ for any person to construct a swimming pool, spa or septic system in a manner not in compliance with this article.
- (b) Applicability to existing construction. This article shall not apply to properties upon which construction lawfully commenced prior to the adoption of this article. Construction initiated prior to the adoption of this article shall remain subject to previously adopted building codes unless the owner opts to comply with this article through written notification to the city.

#### **Sec. 24.02.007 Variances**

- (a) The city council is hereby authorized to approve variances from this article and the codes adopted herein.
- (b) No variance shall be granted without first having given public notice and having held a public hearing on the written variance request in accordance with this article. In order to grant a variance, the city council must first find:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of the land;
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this article.

#### **Sec. 24.02.008 Enforcement; penalties**

- (a) Enforcement. The city shall have the power to administer and enforce the provisions of this article as may be required by governing law. Any person violating any provision of this article is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this article is hereby declared to be a nuisance.
- (b) Criminal penalty. Any person violating any provision of this article shall, upon conviction, be fined a sum not exceeding five hundred dollars (\$500.00). Each day that a provision of this article is violated shall constitute a separate offense. An offense under this article is a misdemeanor.
- (c) Civil remedies. Nothing in this article shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this article and to seek remedies as allowed by law, including, but not limited to the following:
  - (1) Injunctive relief to prevent specific conduct that violates this article or to require specific conduct that is necessary for compliance with this article; and
  - (2) A civil penalty up to one thousand dollars (\$1,000.00) a day when it is shown that the defendant was actually notified of the provisions of the article and after receiving notice committed acts in violation of the article or failed to take action necessary for compliance with this article; and other available relief.

#### **Sec. 24.02.009 Removal of trash and building materials at construction sites**

No person shall place or allow trash from building materials on areas adjacent or near the property upon which the structure is being built. It ~~is an offense shall be unlawful~~ for the owner or contractor to allow trash, brush or building materials to be thrown, blown or placed upon any street, sidewalk, right-of-way, alley or public place. It shall be the duty of the owner or contractor to remove all unused building materials, trash, garbage, etc., from the premises upon completion of the structure.

#### **Sec. 24.02.010 Scaffolding**

It ~~is an offense shall be unlawful~~ for any person to erect, or cause to be erected or used, any scaffold in this city, for use in the erection of stone, brick or other building material, unless the same is well secured and safely supported, and is of sufficient width, so as to insure the safety of persons working thereon, or passing by or under the same, against the falling thereof, or such materials as may be used, placed or deposited thereon.



### **Sec. 24.02.011 Guarding of holes and excavations**

It is an offense ~~shall be unlawful~~ for any persons having charge of any private or public improvements in the city to leave any hole, ditch or excavation, in, or adjoining any public place, without guarding, covering or fencing the same, so as to prevent persons or animals from danger of falling therein.

### **Sec. 24.02.012 Sanitary facilities at construction sites**

Whenever a construction project will require that workers remain on the project site for more than four (4) hours per day and whenever said project will have an expected duration of fourteen (14) or more days and whenever there are no available sanitary facilities convenient to the project site, the general contractor or property owner will provide temporary sanitary facilities. The facilities provided will be convenient to the project site and will be constructed in such a manner as to provide privacy to the user. The facilities will be maintained and serviced as required to ensure that said facilities are neither a nuisance nor a hazard.

### **~~Sec. 24.02.013 Swimming pool fencing~~**

- ~~(a) All outdoor swimming pools of a permanent or semi-permanent construction having a depth of more than fourteen (14) inches, whether constructed above or below the ground, shall be enclosed by a fence at least forty eight (48) inches high. The fence and gates shall be of such material and construction so as to be a deterrent to small children who might be attracted to the pool.~~
- ~~(b) At no time shall the fence be in conflict or violation with existing ordinances setting out clearances around fire plugs, clearances from street corners or ordinances touching upon sight clearances.~~
- ~~(c) It is an offense shall be unlawful for any person, firm or corporation to own, in whole or part, or to be in possession of any swimming pool which is not fenced as provided in this section.~~

### **Sec. 24.02.013 Grading and Filling**

(a) Permit Required: It is an offense for any person to grade or fill a vacant lot without first applying for and receiving a permit for such grade and fill from the city in compliance with this article.

(b) Permit standards:

- (1) In considering whether to issue a grade and fill permit, the city shall require from the applicant a drainage study on the impact of the proposed drainage patterns on neighboring properties and waterways.
- (2) The applicant must submit information describing the intended use of the property and the necessity for the grade and/or fill improvements.
- (3) A permit for the stockpiling of any dirt or other fill material may only be for a temporary period not to exceed one hundred and eighty (180) days.

### **Sec. 24.02.014 Residential Energy Backup Systems**

(a) Applicability; Purpose

- (1) This section applies to all Residential Energy Backup Systems installed within the City limits or its extraterritorial jurisdiction, regardless of system size or configuration.
- (2) The purpose of this section is to implement permitting, plan review, inspection, and fee provisions for Residential Energy Backup Systems and to limit third-party review/inspection and fee exemptions solely to those systems that qualify under applicable state law.

#### **(b) Definitions**

- (1) Residential Energy Backup System means an electric generating facility, including any associated energy storage system and related infrastructure and equipment, intended to provide electrical power to a one- or two-family dwelling and connected at 600 volts or less.
- (2) Qualifying Residential Energy Backup System means a Residential Energy Backup System that:
  - (A) is capable of providing no more than 50 kilowatts (kW) of electrical output; and
  - (B) has an energy storage capacity, if any, of no more than 100 kilowatt-hours (kWh).
- (3) Non-Qualifying Residential Energy Backup System means any Residential Energy Backup System that exceeds either threshold in subsection (b)(2).

#### **(c) Regulatory Paths; Third-Party Eligibility and Fee Exemption**

- (1) Qualifying Systems (<50 kW and <100 kWh):
  - (A) Third-Party Pathway. The applicant may utilize third-party plan review and inspections. The City shall issue the permit within two (2) business days of receiving a complete application and the executed Third-Party Review Declaration of Compliance and Liability. No City plan review or inspection is required for these systems, and no plan review or inspection fee shall be charged for services performed by third parties. Plans are not required at time of application but must be uploaded as provided in subsection (f).
  - (B) Optional City Pathway. At the applicant's election, the City may perform plan review and inspections under standard City procedures and fee schedules.
- (2) Non-Qualifying Systems (>50 kW or >100 kWh):
  - (A) City Plan Review and Inspections Required. Such systems are subject to standard City permitting, plan review, inspection, and applicable fees.
  - (B) No Exemption. Non-Qualifying Systems are not eligible for the third-party review/inspection or fee exemption under this section.

#### **(d) System-Specific Requirements**

- (1) Generators Fueled by Propane (LP Gas):

- (A) Qualifying Systems. Eligible for the Third-Party Pathway described in subsection (c)(1). The application must include a Third-Party Review Declaration of Compliance and Liability. Plumbing inspections of the propane gas system shall be conducted by a licensed inspector recognized by the Texas Railroad Commission, and the propane inspector must complete a Third-Party Inspection Declaration of Compliance and Liability.
- (B) Non-Qualifying Systems. Subject to standard City plan review, inspection, and fees. Propane system inspections shall be conducted as required by applicable law by a licensed inspector recognized by the Texas Railroad Commission; a Third-Party Inspection Declaration of Compliance and Liability is required from the propane inspector.
- (2) Generators Connected to Natural Gas:
  - (A) Qualifying Systems. Eligible for the Third-Party Pathway described in subsection (c)(1) and must include a Third-Party Review Declaration of Compliance and Liability. Modifications to the natural gas system require a stand-alone trade plumbing permit, applicable fees, and inspections. At the applicant's request, the plumbing permit and associated inspection fees may be combined with the generator permit; otherwise, a separate plumbing permit is required.
  - (B) Non-Qualifying Systems. Subject to standard City plan review, inspection, and fees. Natural gas modifications require a stand-alone plumbing permit, fees, and inspections, which may be combined with the generator permit upon request or obtained separately, consistent with City procedures.
- (3) Solar Photovoltaic (PV) Systems With or Without Energy Storage Systems (ESS), With or Without Generators:
  - (A) Qualifying Systems. Eligible for the Third-Party Pathway described in subsection (c)(1). The application shall be for a no-fee solar/ESS permit that includes the Third-Party Review Declaration of Compliance and Liability. If the system includes a generator, the applicable generator provisions in subsection (d)(1) or (d)(2) must also be met.
  - (B) Non-Qualifying Systems. Subject to standard City plan review, inspection, and fees. Systems that include a generator must also comply with the applicable generator provisions in subsection (d)(1) or (d)(2).

#### **(e) Permit Application and Issuance**

- (1) The following process applies to all Residential Energy Backup Systems:
  - (A) Upon receipt of a complete application and, if using the Third-Party Pathway, a Third-Party Review Declaration of Compliance and Liability, the Building Department shall issue the permit within two (2) business days. Approved plans are not required at the time of application. Applicants utilizing the Third-Party Pathway must select "Third-party plan review and inspections" in the application.
  - (B) Work may commence upon permit issuance and in accordance with the approved plan review path selected by the applicant.

- (C) Approved plan review documents must be uploaded to the permit within fifteen (15) business days of completion of the plan review. Documentation must comply with subsection (f).
- (D) Third-Party Inspection Declaration of Compliance and Liability and all inspection records must be uploaded to the permit within fifteen (15) business days of the final inspection. The Certificate of Completion will be issued and the project closed upon receipt of all required inspection documents.

**(f) Third-Party Plan Review — Qualifications and Required Submittals**

- (1) Independence and Credentials. Third-party plan review must be performed by a Third-Party Professional independent of the contractor performing the work. Electrical plans shall be prepared and signed/sealed by either a licensed Master Electrician or a Texas-licensed Professional Engineer.
- (2) Required Plan Content. Submittals shall be compliant with all applicable laws, codes, ordinances, and City-adopted standards and include, at a minimum:
  - (A) Electrical Plans: index of plans; code analysis; property address and legal description; one-line or three-line diagram; manufacturer specification sheets, installation instructions, and listing information for all components, including generators, ESS equipment, and storage batteries; labeling per the NEC; load calculations per the NEC inclusive of charging demands for batteries or other storage; and listed racking systems for energy storage components.
  - (B) Site Plan: location of existing and proposed structures; setbacks/easements and dimensions to property lines; location of any generators, ESS equipment and batteries, and impact protection; existing main electrical service and proposed equipment, including transfer switches, revenue meters, distribution generator meter, service disconnect or panel, inverters, rapid shutdown equipment, conduits and combiner boxes, modules/panels, listed mounting systems, or other equipment; and building components for solar PV systems.
  - (C) Roof Plan (if applicable to PV/ESS on roof): prepared and signed/sealed by a Texas-licensed Professional Engineer; structural calculations for roof-mounted array systems; array layout; roof covering, type and number of overlays, and roof deck type; rafter or beam sizes, spacing, and roof slope; locations of plumbing, mechanical, and attic vent terminals; dimensional measurements for firefighter access; listed and labeled array/panel fastening method; fastening schedule; and method of sealing roof penetrations.

**(g) Third-Party Inspections — Qualifications and Documentation**

- (1) Inspector Qualifications and Independence. Third-Party Inspections must be conducted by a Master Electrician as described by the Texas Occupations Code, an Electrical Inspector as defined by the Texas Occupations Code, or a Texas-licensed Professional Engineer, and must be independent of the contractor performing the work.
- (2) Documentation Timeline. Within fifteen (15) business days of completing inspections, the Third-Party Inspection Declaration of Compliance and Liability must

be uploaded to the permit.

#### **(h) City Review and Inspections (Optional)**

Applicants may elect City plan review and inspections for any Residential Energy Backup System. To utilize City services, select “City review and inspections” when completing the application.

#### **(i) Compliance with Codes**

All systems, regardless of pathway, must comply with all applicable laws, codes, ordinances, and standards adopted by the City.

#### **Sec. 24.02.015 Transition Rules**

- (a) Permits issued prior to the effective date of this ordinance shall remain subject to the codes and standards in effect at the time of issuance unless the applicant elects to comply with this ordinance.
- (b) Any pending application for a permit as of the effective date may be processed under either the prior code or this ordinance at the applicant's election, provided written notice is submitted within 10 days of the effective date.

**Secs. 24.02.016-24.02.060 Reserved**

### **Division 2. Residential Building Code<sup>\*</sup>**

#### **Sec. 24.02.061 Adopted**

The city hereby adopts a certain document, one copy of which is on file at ~~the office of the city secretary~~ the Development Services building, being marked and designated as the 2018~~24~~ edition of the “International Residential Code for One- and Two-Family Dwellings,” published by the International Code Council, Inc., as may be amended. Such document, as may be amended, are hereby adopted as the Residential Building Code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to and use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the city, and providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, conditions and terms of such International Residential Code, which is adopted and made a part hereof as if fully set out in this division. The Residential Building Code shall also include the certain appendix chapters as may be designated by the city council.

#### **Sec. 24.02.062 Appendices adopted**

The following appendices or portions thereof from the International Building Code for One- and Two-Family Dwellings are hereby adopted, enacted, and officially incorporated into and among the city’s building codes:

Appendix AA: Board of Appeals

Appendix BA: Manufactured Housing Used as Dwelling.

Appendix BB: Tiny Houses

Appendix BC: Accessory Dwelling Units (ADU)

Appendix BD: Home Day Care Occupancy

Appendix BF: Patio Covers.

Appendix BM: 3D-Printed Building Construction

Appendix BO: Existing Buildings and Structures.

Appendix NB: Solar-Ready Provisions -Detached One-and Two-Family Dwellings and Townhouses

### **~~Sec. 24.02.064—Permit exemptions~~**

~~A building permit is not required for the following:~~

- ~~(1) Painting, wallpapering, tiling, carpeting, installing cabinets or countertops, or similar work;~~
- ~~(2) Constructing one-story detached accessory structures used as storage sheds, playhouses, or similar uses, provided the floor area does not exceed two hundred (200) square feet (such structures are not subject to building code standards but must receive a building permit in order to confirm placement regarding setbacks and zoning); or~~
- ~~(3) Performing ordinary maintenance.~~

### **~~Sec. 24.02.063—Temporary structures and uses~~**

~~The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than one hundred eighty (180) days.~~

### **~~Sec. 24.02.066—Electrical work~~**

~~(c) Electrical permit required. It is an offense shall be unlawful for any person to perform any electrical work within the city without first applying for and receiving a permit. It is an offense shall also be unlawful for any person to perform any electrical work within the city contrary to a permit that has been issued.~~

~~(d) Electrical permit exemptions. A building permit is not required for the following:~~

- ~~(1) Performing ordinary maintenance; or~~
- ~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

~~(e) Definitions. The following definitions shall apply to electrical work performed subject to the city's residential code:~~

~~Contractor. A person defined as an electrical contractor under chapter 1305 of the Texas Occupations Code (Texas Electrical Safety and Licensing Act).~~

~~Subcontractor. A person or company licensed as an electrical contractor who enters an agreement with another contractor or owner to perform work on an electrical wiring system.~~



~~(f) Registration of electrical contractors.~~

- ~~(1) Each licensed electrical contractor shall register with the city.~~
- ~~(2) At the time of registration, an electrical contractor shall designate the name of the master electrician employed by the contractor.~~
- ~~(3) An electrical contractor must employ a master electrician at all times, except as provided in this article.~~

~~(g) Issuance of electrical permits.~~

- ~~(1) Except as provided below in subsection (f) (homestead permits), the building official may issue an electrical permit only to an electrical contractor who is:
  - ~~(A) Licensed to supervise the scope of work for which the permit is issued;~~
  - ~~and~~
  - ~~(B) Registered with the city.~~~~
- ~~(2) An electrical contractor may designate a maximum of three (3) agents to obtain electrical permits on behalf of the contractor under the contractor's license. An electrical contractor shall not designate more than three (3) agents.~~

~~(h) Homestead permits.~~

- ~~(1) A person who is not licensed to perform electrical work may perform electrical work within a residence owned by the person if the residence is the person's homestead, and before beginning the electrical work, the person obtains a homestead permit and pays the required permit fee. The building official shall issue a homestead permit if the person files documentation approved by the building official proving that the residence is the person's homestead.~~
- ~~(2) A person may obtain a homestead permit for only one location within a 24-month period.~~
- ~~(3) A person who obtains a homestead permit shall not allow or cause another person to perform electrical work under the permit, the building official may suspend or revoke a homestead permit under which electrical work has been performed by a person other than the person who obtained the permit.~~
- ~~(4) A homestead permit shall not be issued for electrical work on a HUD-code-manufactured, mobile, modular, industrialized, or manufactured home unless the homeowner owns the land on which the mobile, modular or manufactured home is located. A homestead permit shall not be issued if the HUD-code-manufactured, mobile, modular, industrialized or manufactured home is located in a mobile home park, mobile home community, or other commercial premises.~~

**Sec. 24.02.063 Homestead Permit**

- (a) A person who is not licensed to perform trade work may perform such work within a residence owned by the person if the residence is the person's homestead, and before beginning the work, the person obtains a homestead permit and pays the required permit fee.
- (b) The building official shall issue a homestead permit if the person files documentation approved by the building official proving that the residence is the person's homestead.
- (c) A person may obtain a homestead permit for only one location within a 24-month period.
- (d) A person who obtains a homestead permit is required to submit applicable documents for plan review, pass the plan review, and request and pass all required inspections.

- (e) A person who obtains a homestead permit shall not allow or cause another person to perform trade work under the permit; the Building Official may suspend or revoke a homestead permit under which trade work has been performed by a person other than the person who obtained the permit.
- (f) A homestead permit shall not be issued for trade work on a HUD-code manufactured, mobile, modular, industrialized, or manufactured home unless the homeowner owns the land on which the mobile, modular or manufactured home is located. A homestead permit shall not be issued if the HUD-code manufactured, mobile, modular, industrialized or manufactured home is located in a mobile home park, mobile home community, or other commercial premises.

#### **Sec. 24.02.064 Local Amendments**

The following sections, paragraphs, and sentences of the 2024 *International Residential Code* are hereby amended as follows: Standard type is text from the IRC. Underlined type is text inserted. ~~Lined through type is deleted text from IRC.~~

(a) *Section R102.4 Referenced codes and standards; change to read as follows:*

**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.

(b) *Section R103.1 Creation of Enforcement Agency to read as follows:*

**R103.1 Creation of enforcement agency.** The ~~[insert name of department]~~ Building Department is hereby created and the official in charge thereof shall be known as the building official.

*[Remainder unchanged]*

(c) *Section R104.7 Official Records to read as follows:*

**R104.7 Official records.** The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for ~~not less than 5 years or~~ as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

(d) *Section 109; add Section 109.5 to read as follows:*

**109.5 Re-inspection Fee.** A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives.



2. No building address or permit card is clearly posted.
3. City approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. Failure to maintain erosion control, trash control or tree protection.

(e) **Section R202 Definitions; change definition of "Townhouse Unit" to read as follows:**

TOWNHOUSE UNIT. A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.

(f) **Section R309.2 One- and two-family dwellings automatic sprinkler systems; Delete this section and subsection in their entirety.**

(g) **Section 328.1.1; add to read as follows:**

**Section 328.1.1** Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

**Exception:** A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

(h) **Section R401.2; add a new paragraph following the existing paragraph to read as follows.**

**Section R401.2. Requirements.** {existing text unchanged} ...

All foundations and/or footings supporting conditioned space or accessory structures larger than 600 square feet, or any size addition to an existing post-tension foundation shall be designed by an engineer registered in Texas.

(i) **Section M1305.1.2; add the following text and Exception to read as follows:**

**M1305.1.2 Appliances in attics.** {existing text unchanged} ... As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

**Exceptions:**

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening with the approval of the building official.
2. {existing text unchanged}

(j) *Section G2421.1 (410.1); add text and Exception to read as follows:*

**G2421.1 (410.1) Pressure regulators.** A line *pressure regulator* shall be ... *{bulk of paragraph unchanged}* ... *approved* for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

**Exception:** A passageway or level service space is not required when the *regulator* is capable of being serviced and removed through the required *attic* opening.

(k) *Section P2603.5.1 Sewer Depth; change to read as follows:*

**P2603.5.1 Sewer depth.** ~~Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(l) *Section P2804.6.1; change to read as follows:*

**Section P2804.6.1 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap ~~located in the same room as the water heater.~~
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

**Exception:** Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge ~~to the floor, to the pan serving the water heater or storage tank, to a waste receptor~~ an approved location or to the outdoors.

{remainder unchanged}

(m) *Section P2902.5.3; change to read as follows:*

**P2902.5.3 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.

(n) *Section P3112.2 Vent Connection; delete and replace with the following:*

**P3112.2 Installation.** Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

**Secs. 24.02.065–24.02.120    Reserved**

### **Division 3. Commercial Building Code ~~and Existing Building Code~~\***

#### **Sec. 24.02.121    Adopted**

The city hereby adopts a certain document, a copy of which is on file at the Development Services Building, being marked and designated as the 2024 edition of the “International Building Code,” published by the International Code Council, Inc., as may be amended. Such documents, as may be amended, are hereby adopted as the Commercial Building Code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to and use or maintenance of building and structures, and providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, conditions and terms of such International Building Code, which is adopted and made a part hereof as if fully set out in this division. The Commercial Building Code shall also include the certain appendix chapters as may be designated by the city council.

#### **Sec. 24.02.122    Appendices adopted**

The following appendices or portions thereof, from the International Building Code are hereby adopted, enacted, and officially incorporated into and among the city’s building codes.

Appendix B: Board of Appeals.

Appendix C: Group U - Agricultural Buildings.

Appendix F: Rodent Proofing.

Appendix I: Patio Covers.

Appendix J: Grading.

Appendix P: Sleeping Lofts.

**~~Sec. 24.02.123 Temporary structures and uses~~**

~~The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than one hundred eighty (180) days.~~

**Sec. 24.02.123 Local Amendments**

The following sections, paragraphs, and sentences of the 2024 *International Building Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined through type is deleted text from IBC.~~

**(a) Section 101.4; change to read as follows:**

**101.4 Referenced codes.** 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.

**(b) Section 101.4.8; add the following:**

**101.4.8 Electrical.** The provisions of the local adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**(c) Section R103.1 Creation of Agency to read as follows:**

**R103.1 Creation of agency.** The ~~[insert name of department]~~ Building Department is hereby created and the official in charge thereof shall be known as the building official.

*[Remainder unchanged]*

**(d) Section R104.7 Official Records to read as follows:**

**R104.7 Official records.** The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for ~~not less than 5 years or as~~

long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

(e) ***\*\*Section 109; add Section 109.7 to read as follows:***

**109.7 Re-inspection Fee.** A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives.
2. No building address or permit card is clearly posted.
3. City approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. Failure to maintain erosion control, trash control or tree protection.

(f) ***Section 202; add definition to read as follows:***

**HIGH-PILED COMBUSTIBLE STORAGE:** Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed for Class IV commodities, to the maximum pile height.

(g) ***Section 202; amend definition to read as follows:***

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

(h) ***Section 202; amend definition of SPECIAL INSPECTOR to read as follows:***

**SPECIAL INSPECTOR.** A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge ~~and approved by the Building Official~~ as having the competence necessary to inspect a particular type of construction requiring special inspection.

(i) ***Section 403.3.2; change to read as follows:***

**403.3.2 Water Supply to required Fire Pumps.** In all buildings that are more than ~~420~~ 120 feet (128 36.6 m) in building height, ~~and buildings of Type IVA and IVB construction that are more than 120 feet (36.6 m) in building height,~~ required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

**Exception:** {No change to exception.}

(j) *Section 406.3.3.1 Carport separation; add sentence to read as follows:*

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

(k) *Section 503.1.; add sentence to read as follows:*

**503.1. General.** [Existing Text to remain]

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls, except as allowed in Section 510.

(l) *Section 506.3.1; add sentence to read as follows:*

**506.3.1 Minimum percentage of perimeter.** [Existing Text remains]

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot-wide pathway meeting fire department access from the street or approved fire lane shall be provided.

(m) *Section 708.4.3; change sentence to read as follows:*

**708.4.3 Fireblocks and draftstops in combustible construction.** [Body of text unchanged]

**Exceptions:**

1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping. [Remainder unchanged]

(n) *Section 718.3; change sentence to read as follows:*

**718.3 Draftstops in floors.** [Body of text unchanged]

**Exceptions:** Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustible construction, sprinkler protection is provided in the floor space.

(o) *Section 718.4; change sentence to read as follows:*

#### 718.4 Draftstops in attics. *[Body of text unchanged]*

**Exceptions:** Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space.

(p)*Section 901.6.1.1; add to read as follows:*

**901.6.1.1 Standpipe Testing.** Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There are no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if

applicable, as required by the State Rules mentioned above and NFPA 25.

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected nighttime freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

(q) **Section 901.7; change to read as follows:**

**901.7 Systems Out of Service.** Where a required *fire protection system* is out of service or in the event of an excessive number of activations, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved fire watch* shall be provided for all occupants left unprotected by the shut down until the *fire protection system* has been returned to service. ... {Remainder of section unchanged}}

(r) **Section 903.1.1; change to read as follows:**

**903.1.1 Alternative Protection.** Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~instead of~~ in addition to automatic sprinkler protection where recognized by the applicable standard ~~and, or as~~ approved by the *fire code official*.

(s) **Section 903.2; add paragraph to read as follows and delete the Exception:**

**903.2 Where required.** Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

~~Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.~~

(t) **Section 903.2.2.1; change exception to read as follows:**



**903.2.2.1 Ambulatory care facilities.** An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Unless otherwise required by this code, floors classified as an open parking garage are not required to be sprinklered.

(u) *Section 903.2.4.2; change 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 (>20% alcohol) in the fire area at any one time.

(v) *Section 903.2.9.3; change 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 (>20% alcohol) in the fire area at any one time.

(w) *Section 903.2.9.4; delete Exception:*

**903.2.9.4 Group S-1 upholstered furniture and mattresses.** An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m<sup>2</sup>).

~~**Exception:** Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.~~

(x) *Section 903.2.9.5; add to read as follows:*

**903.2.9.5 Self-Service Storage Facility.** An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Hazard Group II classification, in accordance with NFPA 13 requirements. Physical construction in compliance with open-grid ceilings as per NFPA 13, such as an open

metal grid ceiling or chicken wire that does not obstruct the overhead sprinkler protection, shall be installed to prevent storage from exceeding the lower of either 12 feet above finished floor or 18 inches beneath standard sprinkler head deflectors. At least one sprinkler head shall be provided in each storage unit/room (additional sprinklers may be necessary for compliance with NFPA 13 spacing requirements), regardless of wall height or construction type separating such units.

*(y)Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:*

**903.2.11.3 Buildings ~~55~~ 35 feet or more in height.** An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more,~~ other than penthouses in compliance with Section 1511 of the *International Building Code*, located ~~55~~ 35 feet (16 764 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

**Exception:**

1. ~~Occupancies in Group F-2.~~

**903.2.11.7 High-Piled Combustible Storage.** For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

**903.2.11.8 Spray Booths and Rooms.** New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

**903.2.11.9 Buildings Over 6,000 sq. ft.** An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

**Exception:** Open parking garages complying with 903.2.10

*(z)Section 903.3.1.1.1; change to read as follows:*

**903.3.1.1.1 Exempt Locations.** When approved by the *fire code official*, automatic sprinklers shall not be required in the following rooms or areas where such ... {text unchanged} ... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. A room or space where sprinklers constitute a serious life or fire hazard because of the nature of the contents, where approved by the fire code official.
2. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
3. ~~Rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
4. ~~Fire service access-~~Elevator machine rooms, and machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.-
5. ~~Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.~~

(aa) *Section 903.3.1.1.4; add the following Section:*

**903.3.1.1.4 Dry pipe sprinkler systems.** Dry pipe sprinkler systems protecting fire areas of Type V construction shall be required to meet the 60 second water delivery time, per NFPA 13, to the system test connection regardless of the system size, unless more stringent criteria are applicable in NFPA 13, and all dry pipe sprinkler systems shall be trip tested to flow/discharge water to verify compliance with this requirement, unless otherwise approved by the fire code official.

(ab) *Section 903.3.1.2.2; change to read as follows:*

**903.3.1.2.2 Corridors and balconies ~~in the means of egress~~.** Sprinkler protection shall be provided in all corridors and for all balconies. ~~in the means of egress where any of the following conditions apply:~~

1. ~~Corridors with combustible floor or walls.~~
2. ~~Corridors with an interior change of direction exceeding 45 degrees (0.79 rad).~~
3. ~~Corridors that are less than 50 percent open to the outside atmosphere at the ends.~~
4. ~~Open ended corridors and associated exterior stairways and ramps as specified in Section 1027.6, Exception 3.~~
5. ~~Egress balconies not complying with Sections 1021.2 and 1021.3.~~

(ac) *Section 903.3.1.2.3; delete section and replace as follows:*

**Section 903.3.1.2.3 Attached Garages and Attics.** Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or

above the lowest level of fire department vehicle access.

4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:

4.1. Provide automatic sprinkler system protection.

4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.

4.3. Construct the attic using noncombustible materials.

4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.

4.5. Fill the attic with noncombustible insulation.

(ad) *Section 903.3.1.3; change to read as follows:*

**903.3.1.3 NFPA 13D Sprinkler Systems.** *Automatic sprinkler systems* installed in one- and two-family *dwelling*s; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

(ae) *Section 903.3.1.4; add to read as follows:*

**903.3.1.4 Freeze protection.** Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

**903.3.1.4.1 Attics.** Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect unheated attic spaces.

**Exception:** Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

**903.3.1.4.2 Heat trace/insulation.** Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(af) *Section 903.3.9; change to read as follows:*

**903.3.9 High-rise Building floor control valves.** Approved supervised indicating control valves shall be provided at the point of connection to the riser as indicated below: ~~in high-rise buildings~~

1. In High Rise Buildings, *floor control assemblies shall be located in protected stairwells,*

*or as otherwise approved by the fire code official.*

2. In all other buildings, floor control assemblies shall be located as approved by the fire code official.

(ag) *Section 903.4.1; add a second paragraph after the Exceptions to read as follows:*

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(ah) *Section 903.4.3; add second paragraph to read as follows:*

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(ai) *Section 905.3.8; add to read as follows:*

**905.3.8 Buildings Exceeding 10,000 sq. ft.** In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

(aj) *Section 905.4; change Item 5, and add Item 7 to read as follows:*

5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection ~~shall be located~~ to serve the roof or at the highest landing of an ~~interior~~ exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

(ak) *Section 905.8; change to read as follows:*

**905.8 Dry standpipes.** Dry standpipes shall not be installed.

**Exception:** Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

(al) *Section 905.9; add a second paragraph after the exceptions to read as follows:*

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(am) *Section 906.1(1); delete Exception 3 as follows:*

~~3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:~~

~~3.1. Use of vehicle-mounted extinguishers shall be approved by the fire code official.~~

~~3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved by the extinguisher manufacturer or the fire code official for vehicular use.~~

~~3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.~~

~~3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.~~

~~3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.~~

(an) *Section 907.1.4; add to read as follows:*

**907.1.4 Design Standards.** Where a new fire alarm system is installed, the devices shall be addressable.

(ao) *Section 907.2.1; change to read as follows:*

**907.2.1 Group A.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies ~~where the~~ having an occupant load ~~due to the assembly occupancy is~~ of 300 or more persons, or where the ~~Group A~~ occupant load is more than 100 persons above or below the *lowest level of exit discharge*. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

**Exceptions:** {No change.}

(ap) *Section 907.2.3; change to read as follows:*

**907.2.3 Group E.** A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or

detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

**Exceptions:**

1. {No change.}

1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

{No change to remainder of exceptions.}

(aq) *Section 907.2.10.1; change to read as follows:*

**907.2.10.1 Public- and Self-Storage Occupancies.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies ~~three stories or greater in height~~ for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: {No change.}

(ar) *Section 907.2.13, Exception #3; change to read as follows:*

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

(as) *Section 907.4.2.7; add to read as follows:*

**907.4.2.7 Type.** Manual alarm initiating devices shall be an approved double action type.

(at) *Section 907.6.1.1; add to read as follows:*

**907.6.1.1 Wiring Installation.** All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less. \_

(au) *Section 907.6.3; delete all four Exceptions.*

**907.6.3 Initiating device identification.** The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including

indication of normal, alarm, trouble and supervisory status, as appropriate.

**Exceptions:**

- ~~1. Fire alarm systems in single-story buildings less than 22,500 square feet (2090 m<sup>2</sup>) in area.~~
- ~~2. Fire alarm systems that only include manual fire alarm boxes, waterflow initiating devices and not more than 10 additional alarm-initiating devices.~~
- ~~3. Special initiating devices that do not support individual device identification.~~
- ~~4. Fire alarm systems or devices that are replacing existing equipment.~~

(av) *Section 907.6.6; add sentence at end of paragraph to read as follows:*

See 907.6.3 for the required information transmitted to the supervising station.

(aw) *Section 910.2.3; add to read as follows:*

**910.2.3 Group H.** Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m<sup>2</sup>) in single floor area.

**Exception:** Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

**Exception:** Buildings of noncombustible construction containing only noncombustible materials.

(ax) *Section 910.4.3.1; change to read as follows:*

**910.4.3.1 Makeup Air.** Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual or~~ automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m<sup>2</sup> per 0.4719 m<sup>3</sup>/s) of smoke exhaust.

(aw) *Section 912.2.3; add to read as follows:*

**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.



(ay) *Section 914.3.1.2; add section:*

**914.3.1.2 Water Supply to required Fire Pumps.** In all buildings that are more than ~~420~~ 120 feet (~~128~~ 36.6 m) in *building height*, ~~and buildings of Type IVA and IVB construction that are more than 120 feet (36.6 m) in building height~~, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

**Exception:** {No change to exception.}

(az) *Section 915 Carbon Monoxide (CO) Detection; delete and replace to read as follows:*

**915.1 General.** New and existing buildings shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

**915.2 Where required.** Carbon monoxide detection shall be provided in interior spaces, other than dwelling units or sleeping units, that are exposed to a carbon monoxide source in accordance with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

**915.2.1 Interior spaces with direct carbon monoxide sources.** In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.  
Exception: Where environmental conditions in an enclosed space are incompatible with carbon monoxide detection devices, carbon monoxide detection shall be provided in an approved adjacent location.

**915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source.** In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

**Exceptions:**

1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.
2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

**915.2.3 Interior spaces with forced-indirect carbon monoxide sources.** In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon

monoxide detection in accordance with either of the following:

1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.
2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

**915.2.4 Dwelling units and sleeping units.** Carbon monoxide detection for dwelling units and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

**915.2.4.1 Direct carbon monoxide sources.** Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping

area in close proximity to bedrooms or sleeping rooms for either of the following conditions:

1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.
2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

**915.2.4.2 Forced-indirect carbon monoxide sources.** Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

**915.3 Location of detection devices.** Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

**915.4 Permissible detection devices.** Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

**915.4.1 Carbon monoxide alarms.** Carbon monoxide alarms complying with Sections 915.4.1.1 through 915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

1. Dwelling units and sleeping units.
2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

**915.4.1.1 Power source.** In buildings with a wired power source, carbon monoxide alarms shall

receive their primary power from a permanent connection to building wiring, with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

**Exception:** For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

**915.4.1.2 Listings.** Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

**915.4.1.3 Interconnection.** Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.

**915.4.2 Carbon monoxide detection systems.** Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

**915.4.2.1 Fire alarm system integration.** Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

**915.4.2.2 Listings.** Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.

**915.4.2.3 Alarm notification.** For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the control unit.
2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.
3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

**915.5 Maintenance.** Carbon monoxide alarms and carbon monoxide detection systems shall be

maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(aaa) *Section 1006.2.1 change exception 3 to read as follows;*

**Section 1006.2.1 Egress based on occupant load and common path of egress travel distance.**

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

(aab) *Section 1101.1 Scope; add exception to Section 1101.1 as follows:*

**Exception:** Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(aac) *Section 2902: Minimum Plumbing Facilities Table 2902.1; add a second paragraph to read as follows and add footnote g and h 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 and approved by the Building Official.

g. For occupancy loads of 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain.

h. Drinking fountains, bubblers, or bottled water stations are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, or for dining and/or drinking establishments.

(aad) *Section 2902: Minimum Plumbing Facilities add 2902.1.4 to read as follows:*

**2902.1.4 Additional fixtures for food preparation facilities.** In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

**2902.1.4.1 Hand washing lavatory.** At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

**2902.1.4.2 Service sink.** In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the health department.

(aae) *Section 3005.5: Add a new subsection to Section 3005.5.1 as follows:*

**3005.5.1 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.**

**3005.5.1.1 Automatic sprinkler system.** The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.5.1.1.1.

**3005.5.1.1.1 Prohibited locations.** Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

**3005.5.1.1.2 Automatic Sprinkler system monitoring.** The automatic sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

**3005.5.1.2 Water protection.** An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.

**3005.5.1.3 Omission of Shunt trip.** Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

(aaf) *Section 3005; add Section 3005.7 as follows:*

**3005.7 Storage.** Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "No Storage Allowed".

(aag) *Section 3006.2, Hoistway opening protection required; Revise text in item 5 as follows:*

5. The building is a high rise and the elevator hoistway is more than ~~75 feet (22 860 mm)~~ 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway.

(aah) *Section 3007.3 and Section 3008.3: Revise text by deleting "enclosed" as follows:*

**3007.3 Water Protection.** Water from the operation of an automatic sprinkler system outside the ~~elevator enclosed~~ lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

**3008.3 Water Protection.** Water from the operation of an automatic sprinkler system outside the ~~elevator enclosed~~ lobby shall be prevented from infiltrating into the hoistway enclosure in

accordance with an approved method.

**Secs. 24.02.123–24.02.170 Reserved**

**Division 4. Existing Building Code**

**Sec. 24.02.171 Adopted**

The city hereby adopts a certain document, a copy of which is on file at the Development Services Building, being marked and designated as the 2024 edition of the “International Existing Building Code,” published by the International Code Council, Inc., as may be amended. Such documents, as may be amended, are hereby adopted as the Existing Building Code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to and use or maintenance of building and structures, and providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, conditions and terms of such International Existing Building Code, which is adopted and made a part hereof as if fully set out in this division.. The Existing Building Code shall also include the certain appendix chapters as may be designated by the city council.

**Sec. 24.02.172 Appendices adopted**

The following appendices or portions thereof, from the International Existing Building Code are hereby adopted, enacted, and officially incorporated into and among the city’s building codes.

Appendix D: Board of Appeals.

**Sec. 24.02.173 Local Amendments**

The following sections, paragraphs, and sentences of the *2024 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) SECTION 102.4; CHANGE TO READ AS FOLLOWS:**

**[A] 102.4 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 102.4.1 and 102.4.2. {No change to rest of section.}

**(b)Section 102.4.3 add to read as follows:**

**102.4.3 Electrical.** The provisions of the local adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

(c) *Section 103.1 change to read as follows:*

**103.1 Creation of enforcement agency.** The [INSERT NAME OF DEPARTMENT] Building Department is hereby created and the official in charge thereof shall be known as the *building official*.

*[Remainder unchanged]*

(D) **SECTION 202; AMEND DEFINITION OF EXISTING BUILDING AS FOLLOWS:**

**Existing Building** - A building, structure, or space with an approved final inspection issued under a previous code edition; a building, structure or space that is undergoing a change of occupancy or use. erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

(E) **SECTION 302.2 ADDITIONAL CODES; AMEND TO READ AS FOLLOWS:**

**302.2: ADDITIONAL CODES**

ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY TO, OR RELOCATION OF, EXISTING BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE PROVISIONS FOR ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY OR RELOCATION, RESPECTIVELY, IN THIS CODE AND THE INTERNATIONAL ENERGY CONSERVATION CODE , INTERNATIONAL FIRE CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL RESIDENTIAL CODE AND NFPA 70 AND ANY OTHER CODES OR OTHER ORDINANCES ADOPTED BY THE AUTHORITY HAVING JURISDICTION. WHERE PROVISIONS OF THE OTHER CODES CONFLICT WITH PROVISIONS OF THIS CODE, THE PROVISIONS OF THIS CODE SHALL TAKE PRECEDENCE.

(F) **SECTION 306.1 SCOPE; ADD EXCEPTIONS TO READ AS FOLLOWS:**

**Exception:**

Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

**(G) SECTION 504.1.2; CHANGE TO READ AS FOLLOWS:**

**504.1.2 Existing fire escapes.** 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.

**(H) SECTION 702.7; ADD A CODE REFERENCE TO READ AS FOLLOWS:**

**702.7 Materials and methods.** 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.

**(I) SECTION 803.1 SCOPE; 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 capable of resisting the passage of smoke 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.

**(j) Section 803.3; change section to read as follows:**

**803.3 Standpipes.** Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements. {Delete rest of Section 803.3.}

**(k) Section 804.2 General; delete Exception #1 as follows:**

**Exceptions:** ~~1. Where the work area and the means of egress serving it complies with NFPA101.~~



2. [Remain unchanged]

(l) **Section 804.5.1.2.; change to read as follows:**

**804.5.1.2 Fire Escapes required.** For other than Group I-2, where more than one exit is required, an existing ~~or newly constructed~~ fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

(m) **Section 804.5.1.2.1; change to read as follows:**

**804.5.1.2.1 Fire Escape access and details - ...**

1. [Remain unchanged]

2. Access to a ~~new~~ fire escape shall be through a door...[remainder unchanged]

3. ~~Newly constructed fire escapes shall be permitted only where exterior stairways cannot be utilized because of lot lines limiting the stairway size or because of the sidewalks, alleys, or roads at grade level.~~

4. [Remain unchanged]

5. In all buildings of Group E occupancy up to and including the 12<sup>th</sup> grade, buildings of Group I occupancy, ~~rooming~~ boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

(n) **Section 804.7.2 Transoms; amend to read as follows:**

**804.7.2 TRANSOMS.** IN ALL BUILDINGS OF GROUP B, E, I-1, I-2, R-1 AND R-2 OCCUPANCIES, ....[REMAINDER UNCHANGED]

(O) **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.

(P) **SECTION 904.1.1; CHANGE TO READ AS FOLLOWS:**

**904.1.1 High-rise buildings.** An automatic sprinkler system shall be provided in work areas of ~~where the~~ high-rise buildings. ~~has a sufficient municipal water supply for the design and installation of an automatic sprinkler system at the site.~~

**(Q) SECTION 1011.2.1: CHANGE TO READ AS FOLLOWS:**

**1011.2.1 Automatic Fire sprinkler system.** The installation of an automatic sprinkler system shall be required where there is a change of occupancy classification and Chapter 9 of the current International Building Code requires an automatic sprinkler system based on the new occupancy or where there is a change of occupancy within the space where there is a different fire protection system threshold requirement in Chapter 9 of the current International Building Code than exists in the current building or space. 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 ~~a nonrated permanent partition and horizontal assemblies, fire partition, smoke partition, smoke barrier, fire barrier or fire wall.~~

**(R) SECTION 1303.1.2; 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.~~

**(s) [F] Section 1502.1 Site safety plan; change to read**

[Existing text remains]

The plan shall be submitted and approved by the Fire Department before a building permit is issued, [Remainder of Existing text remains]

**(t) [F] Section 1502.3.1 Violations; change to read**

Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 113.1 and shall result in the issuance of a notice of violation, by the Fire code official, to the site safety director. ~~in accordance with Section 413.2. Upon the third offense, the Fire code official, based on their findings, shall request a stop work order enforcement be implemented to the code official in accordance with Section 114, and work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the code official.~~

**(u) Section 1512.1 When Required; delete Section 1512.1 through 1512.5 and change Section**

*1512.1 to read as follows:*

**1512.1 WHEN REQUIRED.** AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE OR AS DETERMINED BY THE CODE OFFICIAL. THE WATER SUPPLY DESIGN AND THE TIMING OF THE WATER SUPPLY INSTALLATION RELATIVE TO BUILDING CONSTRUCTION SHALL COMPLY WITH THE ADOPTED FIRE CODE.

**Secs. 24.02.174–24.02.220**    **Reserved**

#### **Division 4. Electrical Code\***

##### **Sec. 24.02.221**    **Adopted**

The city hereby adopts a certain document, one copy of which is on file in the office of ~~city secretary~~ the Development Services building, being marked and designated as the 2023 edition of the “National Electrical Code,” as may be amended. Such document, as may be amended, is hereby adopted as the electrical code of the city, and as such shall apply to all electrical construction applications, excluding single- and two-family residences (which are covered under the International Building Code). No appendices are adopted. The city council may establish procedures for the administration and enforcement of the electrical code, and may adopt local amendments to the National Electrical Code.

##### ~~**Sec. 24.02.182**    **Permit required**~~

~~It is an offense shall be unlawful for any person to perform any electrical work within the city without first applying for and receiving a permit. It shall also be unlawful is an offense to perform any electrical work within the city contrary to a permit that has been issued.~~

##### ~~**Sec. 24.02.183**    **Permit exemptions**~~

~~A building permit is not required for the following:~~

- ~~(1) Performing ordinary maintenance; or~~
- ~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

##### ~~**Sec. 24.02.184**    **Definitions**~~

~~The following definitions shall apply to the city’s electrical code:~~

~~Contractor. A person defined as an electrical contractor under chapter 1305 of the Texas Occupations Code (Texas Electrical Safety and Licensing Act).~~

~~Subcontractor. A person or company licensed as an electrical contractor who enters an agreement with another contractor or owner to perform work on an electrical wiring system.~~

##### ~~**Sec. 24.02.185**    **Registration of electrical contractors**~~

- ~~(a) Each licensed electrical contractor/master electrician shall register with the city every two years, or upon expiration of . Each master electrician and journeyman electrician must provide the following along with the contractor's registration:
  - ~~(1) A copy of their trade license;~~
  - ~~(2) A copy of their driver's license.~~~~
- ~~(b) At the time of registration, an electrical contractor shall designate the name of the master electrician employed by the contractor.~~
- ~~(b) An electrical contractor must employ a master electrician at all times, except as provided in this article.~~

#### **~~Sec. 24.02.186 Issuance of permits~~**

- ~~(a) Except as provided in section 24.02.067(f) (homestead permit), the building official may issue an electrical permit only to an electrical contractor who is:
  - ~~(1) Licensed to supervise the scope of work for which the permit is issued; and~~
  - ~~(2) Registered with the city.~~~~
- ~~(b) An electrical contractor may designate a maximum of three (3) agents to obtain electrical permits on behalf of the contractor under the contractor's license. An electrical contractor shall not designate more than three (3) agents.~~

#### **~~Sec. 24.02.187 Required~~**

~~A supervising licensed journeyman shall be on site at all times while any electrical related work is performed.~~

#### **24.02.222 Local Amendments**

The following sections, paragraphs, and sentences of the 2023 *National Electric Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined-through type is deleted text from IBC.~~

(a) *Article 230 Services, Part VI. Service Equipment Disconnecting Means 230.70(A)(1) Readily Accessible Location change to read as follows:*

**230.70(A)(1) Readily Accessible Location.** The service disconnecting means shall be installed at a readily accessible location ~~either outside of the building or structure or inside the nearest point of entrance of the service conductors.~~

(b) *Article 230 Services, Part VI. Service Equipment Disconnecting Means 230.85 Emergency Disconnects change to read as follows:*

**230.85 Emergency Disconnects.** ~~For one and two family dwelling units, an~~ An emergency disconnect means shall be installed at a readily accessible location outside of the building.

**Division 5. Plumbing Code\***

**Sec. 24.02.261    Adopted**

The city hereby adopts a certain document, one copy of which is on file at the Development Services building, being marked and designated as the 2024 edition of the “The International Plumbing Code,” published by the International Code Council Inc., as may be amended. Such document, as may be amended, is hereby adopted as the Plumbing Code of the city, and as such shall apply to all plumbing construction applications. The city council may establish procedures for the administration and enforcement of the Plumbing Code, and may adopt local amendments to the International Plumbing Code.

**~~Sec. 24.02.242    Permit required~~**

~~It is an offense shall be unlawful for any person to perform any plumbing work within the city without first applying for and receiving a permit. It is an offense shall also be unlawful to perform any plumbing work within the city contrary to a permit that has been issued.~~

**~~Sec. 24.02.243    Additions, alterations or repairs to existing plumbing systems~~**

~~Additions, alterations, renovations or repairs to any plumbing system shall conform to that required for a new plumbing system without requiring the existing plumbing system to comply with all the requirements of this code. Minor additions, alterations, renovations and repairs to existing plumbing systems shall be permitted in the same manner and arrangement as in the existing system, provided that such repairs or replacement are not hazardous and are approved.~~

**~~Sec. 24.02.244    Permit exemptions~~**

~~A building permit is not required for the following:~~

- ~~(1) Stopping leaks, provided that if any concealed trap, drainpipe, or vent pipe becomes defective and it becomes necessary to remove and replace with new material, such removal and replacement activities shall be considered new work that requires a permit and inspection under this code;~~
- ~~(2) Performing ordinary repairs and maintenance; or~~
- ~~(3) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

**~~Sec. 24.02.245    Registration of master and journeyman plumbers~~**

~~All plumbers are required to register annually with the city. Each master plumber and journeyman plumber must provide the following along with the registration:~~

- ~~(1) A copy of their bonding information;~~
- ~~(2) A copy of their trade license;~~
- ~~(3) A copy of their driver’s license; and~~
- ~~(4) Annual registration fee.~~

## **Sec. 24.02.262 Local Amendments**

The following sections, paragraphs, and sentences of the 2024 *International Plumbing Code* are hereby amended as follows: Standard type is text from the IPC. Underlined type is text inserted.  
~~Lined through type is deleted text from IPC.~~

### **(a) *Section 102.8; change to read as follows:***

**102.8 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

### **(b) *Section 103.1; change to read as follows:***

**103.1 Creation of agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

*[Remainder unchanged]*

### **(c) *Section 305.4.1; changed to read as follows:***

**305.4.1 Sewer depth.** ~~Building sewers that connect to private sewage disposal systems shall be a minimum of [number] inches (mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be a minimum of 12 inches (304 mm) below grade.

### **(d) *Section 403.1; add a second paragraph to read as follows:***

**403.1 Minimum number of fixtures.** Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the Building Official. The number of occupants shall be determined by the *International Building Code*.

In other than E Occupancies, the minimum number of fixtures in Tabel 403.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduction number and approved by the Building Official.

### **(e) \*\*\* *Section 403: Minimum Plumbing Facilities Table 403.1; add footnotes g and h to read***

*as follows:*

g. For occupancy loads of 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain.

h. Drinking fountains, bubblers, or bottled water stations are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, or for dining and/or drinking establishments.

*(f) Section 413.4; change to read as follows:*

**413.4 Required location for floor drains** ~~Public laundries and central washing facilities.~~ Floor drains shall be installed in the following areas:

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens.  
**Exception:** In lieu of floor drains in commercial kitchens, the Building Official may accept floor sinks.
3. Public restrooms.
4. Closets containing mop/service sinks.

*(g) Section 502.3; change to read as follows:*

**502.3 Water heaters installed in attics.** (Remain the same) As a minimum access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull-down stair rated for 300 lb. minimum.
3. An access door from an upper floor level.

*(h) Section 608.17.5; change to read as follows:*

**608.17.5 Connections to 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 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.

*(i) Section 703.6; Combined sanitary and storm public sewer. Delete*

(j) *Section 903.1.1; change to read as follows:*

**903.1.1 Roof extension unprotected.** Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

(k) *Section 1109; Combined Sanitary and Storm Public Sewer: delete this section.*

(l) *Section 1202.1; delete Exceptions 1 and 2.*

~~(g) Section 803.3 shall be added to read as follows:~~

~~803.3 Special waste pipe, fittings, and components. Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.~~

**Secs. 24.02.263–24.02.300    Reserved**

## **Division 6. ~~International~~ Fuel Gas Code**

### **Sec. 24.02.301    Adopted**

The city hereby adopts a certain document, one copy of which is on file at the Development Services building, being marked and designated as the 2024 edition of the “The International Fuel Gas Code,” published by the International Code Council Inc., as may be amended. Such document, as may be amended, is hereby adopted as the Fuel Gas Code of the city, and as such shall apply to all fuel gas systems and gas-fired appliance applications. The city council may establish procedures for the administration and enforcement of the Fuel Gas Code, and may adopt local amendments to the International Fuel Gas Code.

### **~~Sec. 24.02.252    Permit required~~**

~~It is an offense for any person to perform any work covered by the fuel gas code within the city without first applying for and receiving a permit. It is an offense for any person to perform any fuel gas work within the city contrary to a permit that has been issued.~~

### **~~Sec. 24.02.253    Permit exemptions~~**

~~A permit is not required for the following:~~

~~(1) Performing ordinary repairs and maintenance; or~~

~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

### **Sec. 24.02.302    Local Amendments**



The following sections, paragraphs, and sentences of the 2024 *International Fuel Gas Code* are hereby amended as follows: Standard type is text from the IFGC. Underlined type is text inserted. ~~Lined through type is deleted text from IFGC.~~

(a) ***Section 102.8; change to read as follows:***

**102.8 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. 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 to NFPA 70 or the *National Electrical Code* shall mean the National Electrical Code as adopted.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instructions shall apply.

(b) ***Section 103.1; change to read as follows:***

**103.1 Creation of agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

*[Remainder unchanged]*

(c) ***Section 306.3; change to read as follows:***

**306.3 Appliances in attics.** Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum access to the attic space shall be provided by one of the following:

1. A permanent Stair.
2. A pull-down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

**Exceptions:**

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.

2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

(d) *Section 410.1; add a second paragraph and exception to read as follows:*

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

**Exception:** A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

**Secs. 24.02.303–24.02.330    Reserved**

## **Division 7. Mechanical Code**

### **Sec. 24.02.331    Adopted**

The city hereby adopts a certain document, one copy of which is on file at the Development Services building, being marked and designated as the 2024 edition of the “The International Mechanical Code,” as published by the International Code Council Inc., as may be amended. Such document, as may be amended, is hereby adopted as the Mechanical Code of the city, and as such shall apply to all mechanical construction applications. The city council may establish procedures for the administration and enforcement of the mechanical code, and may adopt local amendments to the International Mechanical Code.

### **~~Sec. 24.02.302    Permit required~~**

~~It is an offense shall be unlawful for any person to perform any mechanical work within the city without first applying for and receiving a permit. It is an offense shall also be unlawful for any person to perform any mechanical work within the city contrary to a permit that has been issued.~~

### **~~Sec. 24.02.303    Permit exemptions~~**

~~A permit is not required for the following:~~

- ~~(1) Performing ordinary repairs and maintenance; or~~
- ~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

### **~~Sec. 24.02.304    Registration of HVAC contractors~~**

~~All HVAC contractors need to register annually with the city. Each master HVAC contractor and journeyman HVAC contractor must provide the following along with the contractor’s registration:~~

- ~~(1) A copy of their trade license;~~
- ~~(2) A copy of their driver’s license; and~~

~~(3) Annual registration fee.~~

### **Sec. 24.02.332 Local Amendments**

The following sections, paragraphs, and sentences of the 2024 *International Mechanical Code* (IMC) are hereby amended as follows: Standard type is text from the IMC. Underlined type is text inserted. ~~Lined through type is deleted text from the IMC.~~

(a) *Section 102.8; change to read as follows:*

**102.8 Referenced Codes and Standards.** The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

(b) *Section 103.1; change to read as follows:*

**103.1 Creation of agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

(c) *Section 306.3; change to read as follows:*

**306.3 Appliances in attics.** Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum access to the attic space shall be provided by one of the following:

4. A permanent Stair.
5. A pull-down stair with a minimum 300 lb (136 kg) capacity.
6. An access door from an upper floor level.

**Exceptions:**

3. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.
4. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

**Secs. 24.02.333–24.02.350    Reserved**

**Division 8. Energy Conservation Code**

**Sec. 24.02.351    Adopted**

The city hereby adopts a certain document, one copy of which is on file at the Development Services building, being marked and designated as the 2024 edition of the “International Energy Conservation Code.” Such document, as may be amended, is hereby adopted as the Energy Conservation Code of the city, and as such shall apply to all residential and commercial construction applications. The city council may establish procedures for the administration and enforcement of the Energy Conservation Code, and may adopt local amendments to the International Energy Conservation Code.

**Sec. 24.02.352    Local Amendments**

The following sections, paragraphs, and sentences of the 2024 *International Energy Conservation Code* (IECC) are hereby amended as follows: Standard type is text from the IECC. Underlined type is text inserted. ~~Lined through type is deleted text from the IECC.~~

(a) *Section C102.4/R102.4; change to read as follows:*

**C102.4 Referenced Codes and Standards.** The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections C102.4.1 and C102.4.2.

Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer’s installation instruction shall apply.

**R102.4 Referenced Codes and Standards.** The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, 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 adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

***(b) Sections C103.1/R103.1; amend to insert the Department Name and Building Official***

**C103.1 Creation of enforcement agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~authority~~ ~~having jurisdiction (AHJ)~~ building official.

*[Remainder unchanged]*

**R103.1 Creation of enforcement agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~authority~~ ~~having jurisdiction (AHJ)~~ building official.

*[Remainder unchanged]*

***(c) Section C104/R104l; add Section C104.1.2 and R104.1.2 (N1101.4.1) to read as follows:***

**C104.1.2 Alternative compliance.** A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

**R104.1.2 (N1101.4.1) Alternative compliance.** A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.5.1.2 (N1102. 5.1.2) and R403.3.7 (N1103.3.7) respectively.

***(d) Section C405.2.10 Sleeping unit and dwelling unit lighting and switched receptacle controls; deleted in its entirety.***

***(e) Section R105.2.2 Solar Ready System; deleted in entirety.***

(f) *Section R106.3 Permit Valuation; deleted in entirety.*

Secs. 24.02.353–24.02.390    Reserved

## Division 10. Pool and Spa Code

### Sec. 24.02.391 Adopted

The city hereby adopts a certain document, one copy of which is on file in the office of the ~~city secretary~~ the Development Services building, being marked and designated as the 2018 edition of the “The International Swimming Pool and Spa Code,” as developed by the International Code Council, as may be amended. Such document, as may be amended, is hereby adopted as the swimming pool and spa code of the city, and as such shall apply to all swimming pool and spa permit applications. The city council may establish procedures for the administration and enforcement of the swimming pool and spa code, and may adopt local amendments to the International Swimming Pool and Spa Code.

### ~~Sec. 24.02.502 Permit required~~

~~It is an offense for any person to install any pool or spa within the city without first applying for and receiving a permit. It is also an offense for any person to perform any swimming pool or spa work within the city contrary to a permit that has been issued.~~

### ~~Sec. 24.02.503 Permit exemptions~~

~~A permit is not required for the following:~~

- ~~(1) Performing ordinary repairs and maintenance; or~~
- ~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

### Sec. 24.02.392 Local Amendments

The following sections, paragraphs, and sentences of the *2024 International Swimming Pool and Spa Code* are hereby amended as follows: Standard type is text from the ISPSC. Underlined type is text inserted. ~~Lined through type is deleted text from ISPSC.~~

(a) *Section 102.8; change to read as follows:*

**102.8 Referenced Codes and Standards.** The codes and standards referenced herein shall be those that are listed in Chapter 11 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements.

Whenever amendments have been adopted to the referenced codes and standards, each reference

to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

**(B) SECTION 102.9; CHANGE TO READ AS FOLLOWS:**

**Section 102.9 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to:

1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas*; §265.181 through §265.198, (TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).
2. Texas Department of Licensing and Regulation (TDLR); *2012 Texas Accessibility Standards (TAS)*, TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with *2012 TAS, Section 242*. (TAS rules do not apply to pools serving one- and two-family dwellings or townhouses).

**Exception:** Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

**(c) Section 103.1; change to read as follows:**

**103.1 Creation of agency.** The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

**(d) Section 113.4 Violation penalties; Changed to read as follows:**

**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 may be punishable for each day of the violation set forth by the authority having jurisdiction. ~~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 a fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

(E) **SECTION 305 BARRIER REQUIREMENTS; CHANGE TO READ AS FOLLOWS:**

**305.1 General.**

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In only one- and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with [ASTM F1346](#) and swimming pools are equipped with a powered safety cover that complies with [ASTM F1346](#), the areas where those spas, hot tubs or pools are located shall not be required to comply with [Sections 305.2](#) through [305.7](#).

(F) **ADD SUBSECTION 305.2.8.1; TO READ AS FOLLOWS:**

**305.2.8.1 Chain link fencing prohibited.** Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

(G) **SECTION 305.4 STRUCTURE WALL AS A BARRIER; CHANGES AS FOLLOWS:**

**305.4 STRUCTURE WALL AS A BARRIER.** WHERE A WALL OF A DWELLING OR STRUCTURE OF A ONE- AND TWO-FAMILY DWELLING OR TOWNHOUSE OR ITS ACCESSORY STRUCTURE SERVES AS PART OF A BARRIER AND WHERE DOORS OR WINDOWS PROVIDE DIRECT ACCESS TO THE POOL OR SPA THROUGH THAT WALL, ONE OF THE FOLLOWING SHALL BE REQUIRED:

1. REMAINDER UNCHANGED
2. REMAINDER UNCHANGED
3. REMAINDER UNCHANGED
4. REMAINDER UNCHANGED
5. REMAINDER UNCHANGED
6. REMAINDER UNCHANGED

(H) **SECTION 305.6; CHANGE TO READ AS FOLLOWS:**

**305.6 Natural barriers used in a one- and two-family dwelling or townhouse.** In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

(I) **SECTION 307.1.5 ACCESSIBILITY; ADD EXCEPTION TO SECTION TO 307.1.5 AS FOLLOWS:**

**Exception:** Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance



with the requirements of this chapter.

(j) *Section 307.2.2.2; add to read as follows:*

**Section 307.2.2.2. Adjacency to Structural Foundation.** Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception:

A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

(K) **SECTION 310; CHANGE TO READ AS FOLLOWS:**

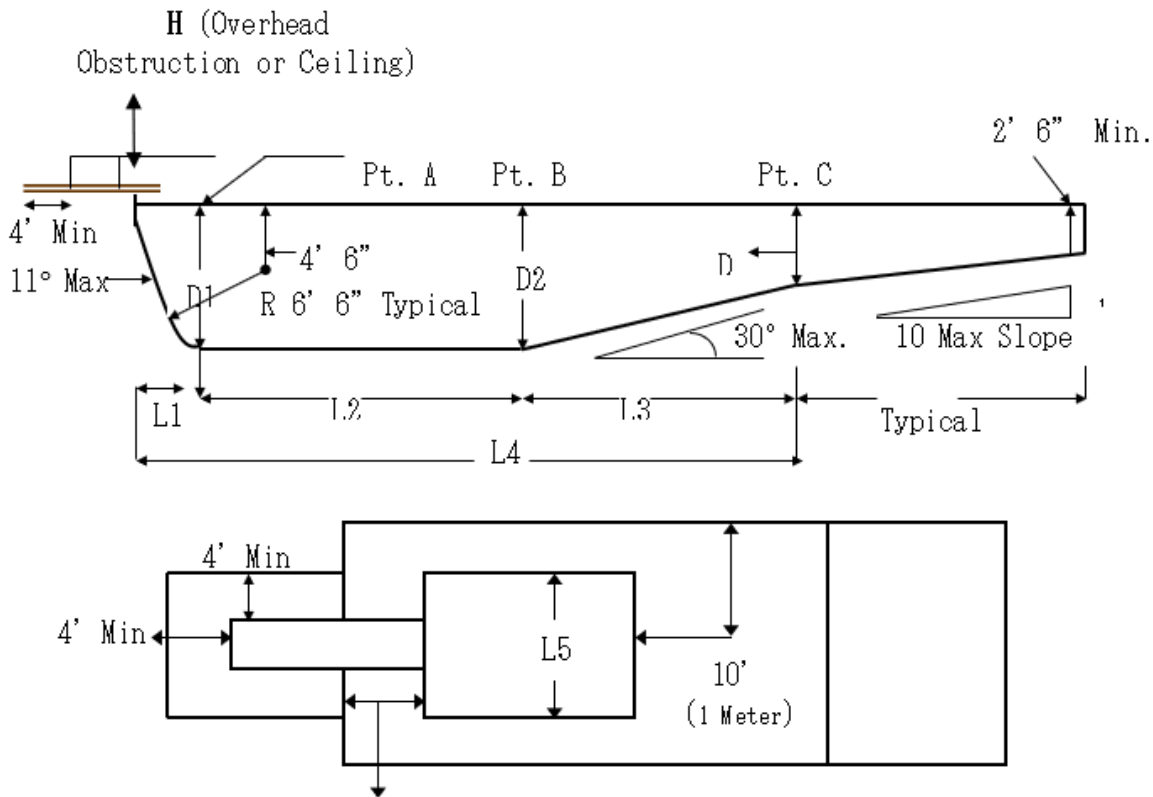
**310.1 General.** Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 (ANSI/PHTA/ICC 7) or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190.

(L) **SECTION 402.12; CHANGE TO READ AS FOLLOWS:**

**402.12 Water envelopes.** The minimum diving water envelopes shall be in accordance with Table 402.12—Texas department of State Health services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6). (Delete Table 402.12 and Figure 402.12)

**ADD: Figure: 25 TAC §265.186 (e) (6)**

Maximum Diving Board Height Over Water	¾ Meter	1 Meter	3 Meters
Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8 ft. 6 in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.
D3 Minimum	4 ft.	6 ft.	6 ft.
L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
L5 Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plumbet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plumbet to Adjacent Plumbet	10 ft.	10 ft.	10 ft.



**(M) SECTION 411.2.1 & 411.2.2; CHANGE TO READ AS FOLLOWS:**

**411.2.1 Tread dimensions and area.** Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches, not be less than 24 inches (607mm) at the leading edge. Treads shall have an unobstructed surface area of not less than 240 square inches (154838mm<sup>2</sup>) and an unobstructed horizontal depth of not less than 10 inches (254 mm) at the center line.

**411.2.2 Risers.** Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero except for the bottom riser, shall have a uniform height of not greater than 12 inches (305 mm) measured at the center line. The bottom riser height is allowed to vary to the floor.

**(N) SECTION 411.5.1 & 411.5.2; CHANGE TO READ AS FOLLOWS:**

**411.5.1 Swimouts.** Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged

4. The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

**411.5.2 Underwater seats and benches.** Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. Unchanged
5. The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.
6. Unchanged
7. Unchanged

**(O) SECTION 610.5.1; CHANGE TO READ:**

**610.5.1 Uniform height of 9-10 inches.** Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 9-10 inches (229-254 mm). The bottom riser height shall be permitted to vary from the other risers.

**(P) SECTION 804 DIVING WATER ENVELOPES; CHANGE TO READ AS FOLLOWS:**

**SECTION 804.1 GENERAL.** THE MINIMUM DIVING WATER ENVELOPES SHALL BE IN ACCORDANCE WITH TABLE 804.1 AND FIGURE 804.1, OR THE MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS GREATER. NEGATIVE CONSTRUCTION TOLERANCES SHALL NOT BE APPLIED TO THE DIMENSIONS OF THE MINIMUM DIVING WATER ENVELOPES GIVEN IN TABLE 804.1.

**Sec. 24.02.505 Pool Encroachments**

Regulations related to pool encroachments are located in Section 28.04.024.

**Secs. 24.02.393–24.02.420    Reserved**

**~~Division 10. Grading and Filling~~**

**~~Sec. 24.02.421 Permit required~~**

~~It shall be unlawfulis an offense for any person to grade or fill a vacant lot without first applying for and receiving a permit for such grade and fillfrom the city in compliance with this article.~~

**~~Sec. 24.02.422 Permit standards~~**

- ~~(a) In considering whether to issue a grade and fill permit, the city shall require from the applicant a drainage study on the impact of the proposed drainage patterns on neighboring properties and waterways.~~
- ~~(b) The applicant must submit information describing the intended use of the property and the necessity for the grade and/or fill improvements.~~
- ~~(c) A permit for the stockpiling of any dirt or other fill material may only be for a temporary period not to exceed one hundred and eighty (180) days.~~

**Secs. 24.02.423–24.02.460   Reserved**