

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2026-__

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS
AMENDING THE CODE OF ORDINANCES, CHAPTER 24: BUILDING
REGULATIONS: ARTICLE 24.02. TECHNICAL AND CONSTRUCTION
CODES AND STANDARDS; DIVISION 4. ELECTRICAL CODE; ADOPTING
THE UPDATED NATIONAL ELECTRICAL CODE; AND PROVIDING FOR
THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER;
SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER
NOTICE & MEETING.

- WHEREAS,** the City Council of the City of Dripping Springs ("City Council") seeks to promote reasonable, sound, and efficient construction within the City of Dripping Springs ("City"); 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 Chapter 214, to protect the public health, safety, and welfare, the National Electrical Code was adopted as the municipal electrical construction code in this state; and
- WHEREAS,** the City Council has determined that the adoption of the updated National Electrical 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,** City Council recognizes the potential of the proposed amendments to significantly improve and benefit the residents and stakeholders of Dripping Springs without compromising safety standards;
- WHEREAS,** after public hearing held by the City Council on _____, 2026, the City Council voted to approve the proposed amendment; and

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

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 of the Building Regulations of the Dripping Springs Code of Ordinances is hereby amended to read in accordance with *Attachment "A"* and which is attached hereto and incorporated into this Ordinance and the City Code for all intents and purposes. Additions to the Ordinance text are double-underlined and deletions are struck-through.

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.

Commented [SP1]: The State typically adopts the new NEC on 1 September; I'd like to do the same.

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 ____ day of _____, 2026, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Mayor Bill Foulds, Jr.

ATTEST:

Diana Boone, City Secretary

ATTACHMENT "A"

CHAPTER 24: BUILDING REGULATIONS

ARTICLE 24.02. -TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

DIVISION 4. ELECTRICAL CODE

Commented [SP2]: The 2024 ICC adoption has an error - Division 4 appears twice, the NEC is the second appearance. It should be "5" and all following divisions have to increase by one. What's the administrative fix to an approved ordinance?

Sec. 24.02.221 Adopted

The city hereby adopts a certain document, one copy of which is on file in the office of the city secretary, being marked and designated as the 2026 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.

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 100; add the following to definitions:

Engineering Supervision. Supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations as referenced by 22 Texas Administrative Code Sections 137.59 (a) and (b) as acceptable by the AHJ.

(b) Article 110.2; change to read as follows:

110.2 Approval. The conductors and equipment required or permitted by this Code shall be acceptable only if approved. Approval of equipment may be evident by listing and labeling of equipment by a Nationally Recognized Testing Laboratory (NRTL) with a certification mark of that laboratory or a qualified third-party inspection agency or a field evaluation by a field evaluation body accredited by either the International Code Council, International Accreditation Service AC354 or ANSI National Accreditation Board programs and approved by the AHJ.

Exception: Unlisted equipment that is relocated to another location within a jurisdiction or is field modified is subject to the approval by the AHJ. This approval may be by a field evaluation by a NRTL or qualified third-party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the ICC IAS AC354 or ANAB programs and approved by the AHJ.

Informational Note No. 1: See 90.7, Examination of Equipment for Safety, and 110.3, Examination, Identification, Installation, Use, and Listing (Product Certification) of Equipment.
Informational Note No. 2: See Article 100 for the definition of Approved, Identified, Labeled, and Listed.

Informational Note No. 3: Manufacturer's self-certification of equipment may not necessarily comply with U.S. product safety standards as certified by an NRTL.

Informational Note No. 4: National Fire Protection Association (NFPA) 790 and 791 provide an example of an approved method for qualifying a third-party inspection agency.

(c) Article 110.12; change to read as follows:

110.12 Mechanical Execution of Work. The installation and servicing of electrical equipment and all associated wiring shall be installed performed by qualified persons in a professional and skillful manner.

(d) Article 110.12(B); add the following to:

(B) Integrity of Electrical Equipment and Connections. Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, corrosive residues or influences, fire, products of combustion, or water. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical action, or overheating. Except where prohibited elsewhere in this Code, equipment shall be specifically evaluated by its manufacturer or a qualified testing laboratory prior to being returned to service.

Informational Note No. 1: See NEMA GD 1-2019, Evaluating Water-Damaged Electrical Equipment, for information on electrical equipment and wiring methods damaged by water.

Informational Note No. 2: See NEMA GD 2-2021, Evaluating Fire- and Heat-Damaged Electrical Equipment, for information on electrical equipment and wiring methods damaged by fire or heat.

(e) 110.26(C)(1); change the following to read as follows:

(1) Minimum Required. At least one entrance of sufficient area shall be provided to give access to and egress from working space about electrical equipment. The pathway shall be continuous and unobstructed from the required working space for a minimum of 7.6 m (25 ft). (REASON FOR CHANGE: To add clarity and provide more positive options for enforcement)

(f) Article 120.8; add the following:

120.8 Load Calculation. A load calculation shall be provided to the AHJ upon request when modifications to the electrical installation occurs.

(g) Article 210.52(C)(1) Exception; change to read as follows:

(C) Countertops and Work Surfaces. In kitchens, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units, receptacle outlets for countertop and work surfaces that are 300 mm (12 in.) or wider shall be installed in accordance with 210.52(C)(1) with through (C)(3) and shall not be considered as the receptacle outlets required by 210.52(A).

For the purposes of this section, where using multioutlet assemblies, each 300 mm (12 in.) of multioutlet assembly containing two or more receptacles installed in individual or continuous lengths shall be considered to be one receptacle outlet.

(1) Wall Spaces. Receptacle outlets shall be installed so that no point along the wall line is more than 600 mm (24 in.) measured horizontally from a receptacle outlet in that space. The location of the receptacles shall be in accordance with 210.52(C)(3).

~~Exception No. 1: Receptacle outlets shall not be required directly behind a range, counter-mounted cooking unit, or sink in the installation described in Figure 210.52(C)(1).~~

~~Exception No. 2: Where a required receptacle outlet cannot be installed in the wall areas shown in Figure 210.52(C)(1), the receptacle outlet shall be permitted to be installed as close as practicable to the countertop area to be served. The total number of receptacle outlets serving the countertop shall not be less than the number needed to satisfy 210.52(C)(1). These outlets shall be located in accordance with 210.52(C)(3).~~

(h) 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.

(ib) 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.

(i) Article 230.70(E) Exception; change to read as follows:

~~Exception: If existing service equipment, installed in compliance with previous editions of this Code, and only meter sockets, service entrance conductors, or related raceways and fittings are replaced,~~

the requirements of 230.70(A)(1) and 230.70(A)(2) shall not apply.

(k) **Article 408.4; change to read as follows:**

(A) Circuit Directory or Circuit Description. Every circuit and circuit modification shall be provided with a legible and permanent description that complies with all of the following conditions as applicable:

- (1) Located at each switch or circuit breaker in a switchboard or switchgear
- (2) Included in a circuit directory that is located on the face of, inside of, or in an approved location and permanently affixed to the panel door in the case of a panelboard
- (3) Clear, evident, and specific to the purpose or use of each circuit including spare positions with an unused overcurrent device
- (4) Described with a degree of detail and clarity that is unlikely to result in confusion between circuits
- (5) Not dependent on transient conditions of occupancy
- (6) Clear in explaining abbreviations and symbols when used

(l) **Article 410.118; change to read as follows:**

410.118 Access to other boxes. Luminaires recessed in the ceilings, floors, or walls shall not be used to access outlet, pull, or junction boxes or conduit bodies, unless the box or conduit body is an integral part of the listed luminaire.

Exception: removable luminaires with a minimum measurement of 22 in. X 22 in. shall be permitted to be used as access to outlet, pull, junction boxes or conduit bodies.

(m) **Article 505.7 (A); change to read as follows:**

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, and an onsite assessment of the installation, and inspection shall be performed by qualified licensed professional engineer in the State of Texas engaged primarily in the design or maintenance of electrical installations as referenced in 22 Texas Administrative Code Sections 137.59(a) and (b) as acceptable by the AHJ persons.

(n) **Article 600.4(B); change to read as follows:**

(B) Visibility. Listing labels and markings that identify the input voltage and current rating shall be visible after installation and be permanently applied in a location visible prior to servicing. The marking shall be permitted in a location not viewed by the public.

A Class 2 field wired sign shall have the listing label permanently applied on the power supply enclosure.

(o) **Article 695.7(A)(1); change to read as follows:**

(1) Services and On-Site Power Production Facilities. Service conductors and conductors supplied by on-site power production facilities shall be physically routed outside a building(s) and shall be installed as service-entrance conductors in accordance with 230.9 and Article 230 Parts III and IV. Where supply conductors cannot be physically routed outside of buildings, the conductors shall be permitted to be routed through the building(s) where installed in accordance with 695.7(A)(2)(d)(1) or 695.7(A)(2)(d)(2).

Exception: The supply conductors within the fire pump room shall not be required to meet 695.7(A)(2)(d)(2).

(p) **Article 700.4(A); change to read as follows:**

(A) Commissioning Witness Test. The authority having jurisdiction shall conduct or witness the commissioning in person, remotely or through documentation acceptable to the AHJ of the completed system upon installation and periodically afterward.

(q) **Article 701.4(A); change to read as follows:**

(A) Commissioning Witness Test. The authority having jurisdiction shall conduct or witness the commissioning in person, remotely or through documentation acceptable to the AHJ of the completed system upon installation.

(r) **Article 705.8; change to read as follows:**

705.8 System Installation. Installation of one or more electrical power production sources operating in parallel with a primary source(s) of electricity shall be performed only by qualified persons. During the installation there shall be on site one of the following:

(1) A person holding a Master Electrician License issued by the Texas Department of Licensing and Regulation.

(2) A person holding a Journeyman Electrician License issued by the Texas Department of Licensing and Regulation.

(s) **Article 705.80; change to read as follows:**

705.80 Power Source Capacity. For interconnected power production sources that operate in island mode, capacity shall be calculated using the sum of all power source output maximum currents for the connected power production source. Solar photovoltaic (PV) and wind systems shall not be included in the sum capacity.

(t) **Article 706.7(A); change to read as follows:**

(A) Commissioning. ESS's shall be commissioned upon installation in accordance with manufacturer's instructions. The commissioning report, which shall include the operational controls

and safety systems, shall be provided upon request of the AHJ. Unless required elsewhere in this code, the AHJ shall not be required to conduct or witness the commissioning of the ESS.

(u) Article 706.15(B); change to read as follows:

(B) Location and Control. The disconnecting means shall be readily accessible and comply with one or more of the following:

(1) Be located within the ESS

(2) Be located and visible and within 3 m (10 ft) from the ESS

Informational Note: See Article 100 and 90.4(C) for information on special permission

(3) Be lockable open in accordance with 110.25, or the enclosure providing access to the disconnecting means be capable of being locked closed.

Where controls to activate the disconnecting means of an ESS are used and are not located within sight of the ESS, the disconnecting means shall be lockable in accordance with 110.25, and the location of the controls shall be marked on the disconnecting means.

Where the equipment contains a door assembly, the disconnecting means shall be located outside and within sight of the ESS.

For one- and two-family dwellings, an ESS shall include an emergency shutdown function to cease the export of power from the ESS to premises wiring of other systems. An initiation device(s) shall be located at a readily accessible location outside the building and shall plainly indicate whether in the "off" or "on" position. The "off" position of the device(s) shall perform the ESS emergency shutdown function.

(v) Article 708.6; change to read as follows:

Conduct or Witness Test. The authority having jurisdiction shall conduct or witness a test in person, remotely or through documentation acceptable to the AHJ of the completed system upon installation and periodically afterward.

Secs. 24.02.223–24.02.260

Reserved