



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

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

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**Council Meeting Date:** 17 September, 2024

**Agenda Item Wording:** **Public Hearing and consideration of 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.**

**Agenda Item Sponsor:**

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**Summary/Background:** This code update is administrative in nature, proposing no change other than updating from the 2017 National Electric Code (NEC) to the 2023 NEC.

**Background:**

The International Code Council routinely updates codes on 2, 3, or 4 year cycles. The State adopted the 2023 NEC in October of 2023. Electricians and electrical contractors are obligated to install per the State's adopted code, but being on a different code cycle creates issues when home designs are based off of the adopted 2020 NEC.

The existing local amendment changes the definition of "Readily accessible location" to eliminate any location on the interior of the structure. The language that was removed allowed placing the main service disconnect "inside nearest the point of entrance of the service conductors." – service conductors can enter the house anywhere and the main panel is not always co-located with the entry point. This would lead to delays entering the house until first responders could shut off the electricity. This is a valid local amendment and should remain in effect. Requiring the main service disconnect on the exterior of the structure makes it easily identifiable and accessible in the event of a fire or other emergency.

**Proposal:**

Update our adopted electrical code to the 2023 NEC and maintain the existing local amendment.

**Conclusion:**

We recommend the City Council's approval of this update.

**Commission  
Recommendations:**

**Recommended  
Council Actions:** Approval

**Attachments:** Proposed changes to adopted codes  
Proposed changes to ordinance

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