

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2024-__

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 2. RESIDENTIAL BUILDING CODE, AND DIVISION 3. COMMERCIAL BUILDING CODE AND EXISTING BUILDING CODE; FACILITATING THE ACCEPTANCE OF DESIGN ENGINEER INSPECTIONS FOR ENGINEERED FOUNDATION SYSTEMS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE & MEETING.

WHEREAS, the City desires to lessen the permitting requirements for small accessory structures; and

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 Chapters 214 and 216, to protect the public health, safety, and welfare, the International Residential Code of One- and Two-Family Dwellings of 2018, the International Building Code of 2018, and the International Existing Building Code of 2018 were adopted as the municipal residential and commercial building codes in this state; and

WHEREAS, the inspection process for structural components where the foundation design, pre-pour inspection, and post-pour observations are sealed by a Professional Engineer registered in the State of Texas can be made more efficient by replacing the duplicative foundation pre-pour inspection with a plumbing and electrical rough inspection; and

WHEREAS, the City seeks to amend the Building Code Ordinance as it relates to accessory units to facilitate the acceptance of design engineer inspections for engineered foundation systems; 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, the proposed building code amendment has been reviewed by City staff, including the City's Building Official, with the consensus being that the proposed changes are consistent with best building practices and consistent with the International Residential Code and International Building Code; and

WHEREAS, after public hearing held by the City Council on _____, 2024, the City Council voted to approve the proposed amendment; and

WHEREAS, the City Council finds that it is necessary and proper for the protection of the welfare, health, peace, temperance, and safety of the City of Dripping Springs to adopt an ordinance amending regulations of sheds.

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.

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 _____, 2024, 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

CHAPTER 24: BUILDING REGULATIONS

ARTICLE 24.02. -TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

DIVISION 2. RESIDENTIAL BUILDING CODE

Sec. 24.02.067. Local Amendments.

Local amendments to the 2018 edition of the International Residential Code for One- and Two-Family Dwellings shall include:

Section 109.1 shall read:

R109.1.1 Foundation inspection.

Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. Engineered foundation system inspections are the responsibility of the Design Engineer.

Add subsection R402.5 to read as follows:

R402.5 Engineered foundation systems.

Engineered foundation system inspections are the responsibility of the Design Engineer.

Sec. 24.02.~~067~~068-24.02.120-. Reserved.

DIVISION 3. COMMERCIAL BUILDING CODE AND EXISTING BUILDING CODE

Sec. 24.02.125. Local amendments.

Local amendments to the 2018 edition of the International Building Code and, *mutatis mutandis*, to the 2018 edition of the International Existing Building Code, shall include:

~~(a) Section 403.1 shall include an additional exception to read as follows:~~

~~For occupancy loads 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain as required by section 403.1 and International Building Code chapter 29.~~

(a) Section 110.3.1 shall read:

110.3.1 Footing and foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job. Engineered foundation system inspections are the responsibility of the Design Engineer.

(b) Add section 1811 to read as follows:

Section 1811 Engineered foundation systems.

1811.1 General.

Structural components of engineered foundation systems will not be inspected by the city. The Design Engineer shall provide stamped pre-pour and post-pour observation approval letters.

(c) Section 2902.1 shall read:

2902.1 Minimum number of fixtures.

Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual size of the building or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code.

Exception: For occupancy loads 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain as required by section 403.1 of the International Plumbing Code and chapter 29 of the International Building Code.