



CITY COUNCIL CONSENT ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of the second reading of an ordinance amending City of Fair Oaks Ranch Code of Ordinances, Chapter 3 Building Regulations, Article 3.03 Building Code, Article 3.04 Residential Code, Article 3.05 Energy Conservation Code, Article 3.06 Plumbing, Article 3.07 Electricity, Article 3.08 Mechanical Code, Article 3.09 Fuel Gas Code, Article 3.11 Swimming Pools and Spas, and Chapter 5 Fire Prevention and Protection, Article 5.02 Fire Code.

DATE: April 17, 2025

DEPARTMENT: Public Works

PRESENTED BY: Consent Item: Scott Davis, Building Official

INTRODUCTION/BACKGROUND:

The City of Fair Oaks Ranch has periodically updated its building codes, typically every three years, to maintain compliance with current safety standards and industry regulations. The most recent update occurred on January 6, 2022, when the City adopted the 2021 edition of the International Code Council model codes and the 2020 edition of the National Electrical Code (NEC). As part of its ongoing commitment to upholding the highest standards, it is now recommended that the City adopt the 2024 edition of the International Code Council model codes and the 2023 edition of the National Electrical Code. This update will ensure the City remains aligned with the latest safety regulations and industry best practices.

The ordinance includes local amendments to the International Residential Code (IRC) and the NEC regarding kitchen islands. The 2024 IRC edition and the 2023 NEC allow builders or contractors to opt out of installing an electrical receptacle on kitchen islands. Requiring at least one receptacle on all kitchen islands is an enhanced safety measure. This change will benefit current and future residents by avoiding situations where appliances, such as crockpots or blenders, are plugged into a wall receptacle with the cord extended across the walkway between the island and receptacle. Homeowners may unintentionally trip over the cord or pull the appliance off the island, which could pose a scalding or falling hazard. In accordance with LGC Section 214.212, the City Council held a public hearing on the proposed local amendments. No testimony for or against the amendments were received.

The ordinance also excludes Appendix B to the International Fire Code. Appendix B provides fire flow requirements for buildings; however, the City's Unified Development Code directs the use of a different method for calculating required fire flow. To avoid creating an inconsistency, Appendix B has been struck through in the ordinance.

Lastly, sections related to the Means of Appeals and the Board of Appeals are excluded from the proposed updates, as the City has a separate ordinance establishing these procedures. Minor edits were made to the ordinance to clarify this.

On April 03, 2025, City Council approved the first reading of the ordinance with the proposed local amendments and removal of International Fire Code Appendix B from Article 5.02 Fire Code.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Allows enforcement of updated building and industry standards by the Building Codes staff.
- Contributes to the overall health, safety and welfare of the citizenry of Fair Oaks Ranch.
- Meets Strategic Action Plan Priority 2.1 – Manage the Physical Development of the City in Accordance with the Comprehensive Plan.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Not Applicable

LEGAL ANALYSIS:

Approved as to form by the City Attorney

RECOMMENDATION/PROPOSED MOTION:

Consent Item: I move to approve the second reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinances, Chapter 3 Building Regulations, Article 3.03 Building Code, Article 3.04 Residential Code, Article 3.05 Energy Conservation Code, Article 3.06 Plumbing, Article 3.07 Electricity, Article 3.08 Mechanical Code, Article 3.09 Fuel Gas Code, Article 3.11 Swimming Pools and Spas, and Chapter 5 Fire Prevention and Protection, Article 5.02 Fire Code.