



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving the first 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

DATE: April 3, 2025

DEPARTMENT: Building Codes

PRESENTED BY: Scott Davis, Building Official

INTRODUCTION/BACKGROUND:

The City of Fair Oaks Ranch periodically updates 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.

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 said.

Additionally, the updated codes include 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 a receptacle on kitchen islands. Staff has proposed a local amendment to exclude this provision. 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 a crock pots or blenders, are plugged into a wall receptacle with the cord extended across the walkway between the island and receptacle. Homeowners may unintentionally run into or trip on the cord pulling 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.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Allows enforcement of updated building and industry standards by the Building Codes staff.
2. Contributes to the overall health, safety and welfare of the citizenry of Fair Oaks Ranch.

3. 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:

I move to approve the first 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.