



CITY COUNCIL PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: The City of Fair Oaks Ranch City Council will conduct a public hearing to receive public testimony on proposed local amendments to International Residential Code (IRC) Section E3901.4.2 and National Electric Code (NEC) Section 210.52 (c) (2)

DATE: April 3, 2025

DEPARTMENT: Building Codes

PRESENTED BY: Scott Davis, Building Official

INTRODUCTION/BACKGROUND:

In accordance with Local Government Code Section 214.212, a municipality may not adopt a local amendment to the International Residential Code (IRC) that may add, modify, or remove requirements set by the code unless a public hearing is conducted. The addition, modification or removal of requirements is a common practice and often done to meet the specific needs of each municipality.

As part of the 2024 edition of the International Residential Code, Section E3901.4.2 allows builders to opt out of installing an electrical receptacle on kitchen islands. This is mirrored in Section 210.52(c)(2) of the 2023 edition of the National Electrical Code (NEC). Staff is proposing a local amendment to the above-mentioned code sections to require the installation of at least one receptacle on kitchen islands.

Requiring at least one receptacle, as found in the IRC Section E3901.4.3 and NEC Section 210.52(c)(3) 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.

Therefore, the proposed amendment to the International Residential Code, Section E3901.4.2 is as follows:

- On an island or peninsula countertop or work surface a receptacle outlet shall be installed in accordance with Section E3901.4.3.

The proposed amendment to the National Electric Code, Section 210.52(c)(2) is as follows:

- On an island or peninsula countertop or work surface a receptacle outlet shall be installed in accordance with Section 210.52 (c) (3).

PUBLIC HEARING:

The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

City Council will consider the first reading of an ordinance adopting various building and residential codes, including the 2024 edition of the IRC and the 2023 edition of the NEC with proposed local amendments after the public hearing as listed on the meeting agenda.