



City Council Agenda September 18, 2025

Ordinance

Action Item

Agenda Description:

Discuss, consider, and possible action on approving an ordinance repealing Section 903.2.11.9, “Buildings over 6,000 square feet,” contained in Section 3.02.152, “Amendments,” of Division 3, “Building Code,” of Article 3.02, “Technical and Construction Codes and Standards,” of Chapter 3, “Building Regulations,” of the Code of Ordinances of the City of Joshua, Texas; and repealing Section 903.2.11.9, “Buildings over 6,000 square feet,” contained in Section 5.02.002, “Amendments,” of Article 5.02, “International Fire Code,” of Chapter 5, “Fire Prevention and Protection,” of the Code of Ordinances of the City of Joshua, Texas. (Staff Resource: M. Peacock).

Background Information:

The City of Joshua previously adopted local amendments to the 2015 International Building Code and the 2015 International Fire Code requiring that all buildings over 6,000 square feet be equipped with fire sprinkler systems, regardless of use, occupancy type, or other mitigating safety features.

Upon review, the staff has determined that this amendment created a regulation more restrictive than current industry standards, the base International Codes. This has raised concerns that the requirement could unintentionally limit development opportunities and impose disproportionate costs on certain projects.

Analysis:

The proposed ordinance repeals Section 903.2.11.9 from both the Building Code amendments and the Fire Code amendments by removing this local requirement.

- **Consistency:** The City’s building and fire codes will align with the adopted International Codes without additional local mandates.
- **Economic Development:** Developers will not face additional costs that may discourage investment in Joshua compared to nearby communities.
- **Public Safety:** Fire and life safety protections remain intact through the base International Fire Code and other applicable state/local requirements, which provide robust standards for fire suppression, occupancy, and building construction.

Staff has consulted with the City Attorney, who has prepared the repealing ordinance in proper legal form for Council's consideration.

City Contact and Recommendations:

Mike Peacock

City Manager

Staff recommends approval of the ordinance.

Attachments:

1. Ordinance