1	CITY OF ROLLINGWOOD, TEXAS
2 3	ORDINANCE NO. 2023-07-19-14
4	ORDINANCE NO. 2025-07-19-14
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6	AN ORDINANCE OF THE CITY OF ROLLINGWOOD, TEXAS,
7	AMENDING THE CITY'S CODE OF ORDINANCES SECTIONS 101-2
8	ADOPTION OF CODES, ADDING LOCAL AMENDMENTS TO THE
9	INTERNATIONAL BUILDING CODE AND INTERNATIONAL
10	RESIDENTIAL CODE FOR BUILDING HEIGHT VERIFICATION;
11	PROVIDING A SAVINGS CLAUSE, REPEALING CONFLICTING LAWS
12	AND ESTABLISHING AN EFFECTIVE DATE
13 14	WHEREAS , the City of Rollingwood ("City") is a General Law Type A City under the statutes of the State of Texas; and
15	WHEREAS, the Texas Local Government Code empowers cities to enact building codes
16	and regulations and provide for their administration, enforcement, and amendment; and
1.7	WHENEAG A CITY C THAT I A A A A CITY CALL IN CALL IN
17 18	WHEREAS , the City Council desires to protect the safety and welfare of the citizens of the City through regulation of construction activities in the City; and
10	the City through regulation of construction activities in the City, and
19	WHEREAS, the City has adopted previous versions of the ICC International codes; and
20 21 22	WHEREAS, the City's building and construction codes are intended to be updated periodically and City Staff has undertaken a review of the existing codes and amendments and recommends adoption of the amendments provided herein; and
23	WHEREAS, the City Council held a public hearing on July 19, 2023 and after
23 24	consideration has determined that it is in the best interest of the residents of the City to amend the
25	local amendments to the International Codes, as set forth herein, to regulate construction activities
26	in the City; and
27	WHEREAS, the City has complied with all conditions precedent necessary to take this
28	action, has properly noticed and conducted all public hearings and public meetings pursuant to the
29	Texas Local Government Code and Texas Government Code, as applicable.
30 31	NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
32	ROLLINGWOOD, TEXAS, THAT:
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34	SECTION 1. All the above premises are hereby found to be true and correct legislative
35	and factual findings of the City Council and are hereby approved and incorporated into the body
36	of this Ordinance as if copied in their entirety.
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SECTION 2. The City's Code of Ordinances Chapter 101, Section 101-2 Adoption of codes shall be amended to read as follows, with underlines being additions and strikethroughs being deletions:

- Sec. 101-2 Adoption of codes.
- (a) The codes adopted in this section, together with the remaining provisions of this chapter and the fire code and regulations of chapter 10, shall constitute the city construction regulations. The city construction regulations will apply to all construction within the city, except as otherwise specifically provided in this Code.
- 48 (b) The city adopts the following codes as though fully set forth in this chapter, copies of which are on file in the office of the city secretary:
 - (1) International Administrative Code, 2006 Edition, published by the International Code Council.
 - (2) International Building Code, 2015 Edition, published by the International Code Council, subject to the amendments set forth in subsection (d) of this section.
 - (3) International Residential Code, 2015 Edition, published by the International Code Council, with amendments and section AG105 of appendix G.
 - (4) International Energy Conservation Code, 2015 Edition, published by the International Code Council.
 - (5) International Mechanical Code, 2015 Edition, published by the International Code Council.
 - (6) International Plumbing Code, 2015 Edition, published by the International Code Council.
 - (7) National Electrical Code, 2014 Edition, published by the National Fire Protection Association, subject to the amendments set forth in subsection (d) of this section.
 - (8) Uniform Code for the Abatement of Dangerous Buildings, 2015 Edition, published by the International Conference of Building Officials.
 - (c) The International Building Code adopted herein is amended as follows:
 - (1) By adding a new section, Section 110.3.8.1, which follows immediately after section 110.3.8, to read as follows:
- 71 Section 110.3.8.1 Pre-development survey and building height verification.

Prior to the issuance of any permit for site development associated with site disturbance and grading or new residential construction, addition or demolition which the Building Official determines may affect the original native ground surface of a property, a survey of the original native ground surface of the site must be prepared and submitted by the applicant.

77 The survey shall meet the requirements provided by the Building Official and must be 78 verified and approved by the City of Rollingwood or its representative. 79 80 In addition to the survey of the original native ground surface prior to any site development, 81 any residential structure that is proposed to have a height within 5 feet of the maximum 82 height allowed in the respective zoning district must have height and elevation verifications 83 performed by the City of Rollingwood or its representative at the following points of the 84 construction process: 85 (a) prior to passing the framing inspection, showing the original native ground 86 surface and proposed building height, and 87 (b) upon application for an occupancy permit, showing the original native ground surface 88 and the height of the finished structure measured from the original native ground 89 surface. 90 91 92 93 94 (d) The International Residential Code adopted herein is amended as follows: 95 (1) By adding a new section, Section R109.1.5.2, which follows immediately after section R109-1.5.1, to read as follows: 96 97 Section R109.1.5.2 Pre-development survey and building height verification. 98 99 100 Prior to the issuance of any permit for site development associated with site disturbance and 101 grading or new residential construction, addition or demolition which the Building Official 102 determines may affect the original native ground surface of a property, a survey of the 103 original native ground surface of the site must be prepared and submitted by the applicant. 104 The survey shall meet the requirements provided by the Building Official and must be 105 verified and approved by the City of Rollingwood or its representative. 106 107 In addition to the survey of the original native ground surface prior to any site development, 108 any residential structure that is proposed to have a height within 5 feet of the maximum 109 height allowed in the respective zoning district must have height and elevation verifications 110 performed by the City of Rollingwood or its representative at the following points of the 111 construction process: 112 (a) prior to passing the framing inspection, showing the original native ground 113 surface and proposed building height, and 114 (b) upon application for an occupancy permit, showing the original native ground surface 115 and the height of the finished structure measured from the original native ground 116 surface. 117

118 119 120	(e)(e) (e) The National Electrical Code adopted in this section is amended by adding a new section 308, which follows immediately after section 307, to read as follows:
121 122 123	Section 308. Notwithstanding any other provision of this code, the use of aluminum wiring as a conductor of electricity in branch circuit wiring, or in service conductors smaller than six, is hereby prohibited.
124 125 126 127	SECTION 3 . All provisions of the ordinances of the City of Rollingwood in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and all other provisions of the ordinances of the City of Rollingwood not in conflict with the provisions of this
128 129 130	ordinance shall remain in full force and effect. SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of
131	this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not
132	affect the validity of this ordinance as a whole, or any part or provision thereof other than the part
133	so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of
134	Ordinances as a whole.
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136	SECTION 5 . This ordinance shall take effect immediately from and after its passage and
137	the publication of the caption, as the law and charter in such cases provide.
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141	ADDDOVED DASSED AND ADODTED by the City Council of the City of Dallingwood Toyon
142 143	APPROVED, PASSED AND ADOPTED by the City Council of the City of Rollingwood, Texas, on the day of, 2023.
143	on the, 2023.
145	APPROVED:
146	MIROVED.
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149	Gavin Massingill, Mayor
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151	ATTEST:
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153 154	
155	Desiree Adair, City Secretary