1	CITY OF ROLLINGWOOD, TEXAS
2 3	<b>ORDINANCE NO. 2023-05-17-03</b>
4	ORDINANCE NO. 2025-05-17-05
5	
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	<b>RESIDENTIAL CODE FOR BUILDING HEIGHT SURVEYS; PROVIDING</b>
11	A SAVINGS CLAUSE, REPEALING CONFLICTING LAWS AND
12	ESTABLISHING AN EFFECTIVE DATE
12	WHERE AS the City of Dollingwood ("City") is a Constal Law Type A City upday the
13 14	<b>WHEREAS</b> , the City of Rollingwood ("City") is a General Law Type A City under the statutes of the State of Texas; and
14	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
17	WHEREAS, the City Council desires to protect the safety and welfare of the citizens of
18	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	WHEDEAS the City's building and construction codes are intended to be undeted
20 21	<b>WHEREAS</b> , 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
22	recommends adoption of the amendments provided herein; and
	recommends adoption of the unionalitonis provided horein, and
23	WHEREAS, the City Council held a public hearing on May 17, 2023 and after
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
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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 30	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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- 38 **SECTION 2.** The City's Code of Ordinances Chapter 101, Section 101-2 Adoption of 39 codes shall be amended to read as follows, with underlines being additions and strikethroughs 40 being deletions:
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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.
- (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.
- 57 (4) International Energy Conservation Code, 2015 Edition, published by the
   58 International Code Council.
- 59 (5) International Mechanical Code, 2015 Edition, published by the
  60 International Code Council.
- 61 (6) International Plumbing Code, 2015 Edition, published by the International
   62 Code Council.
- 63 (7) National Electrical Code, 2014 Edition, published by the National Fire
  64 Protection Association, subject to the amendments set forth in subsection
  65 (d) of this section.
- (8) Uniform Code for the Abatement of Dangerous Buildings, 2015 Edition,
   published by the International Conference of Building Officials.
- 68 (c) The International Building Code adopted herein is amended as follows:
- 69 (1) By adding a new section 1505.6.1, which follows immediately after section
   70 3202(c), to read as follows:
- Section 1505.6.1. Wood shingles. Notwithstanding any other provision in
  this code, it is specifically provided that wood shakes, wood shingles, or
  any wooden roof covering is hereby prohibited to be used as a roof covering
  within the city.
- 75 (2) By amending the definition of "height of building" to read as follows:
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77 Building height, nonresidential. The vertical distance from the lowest

78 finished floor elevation (including a garage floor) to the highest part of the 79 following: the coping of a flat roof, the deck line of a mansard roof, or the 80 gable of a pitched or hipped roof. Where, due to topographical or other 81 conditions, the lowest finished floor elevation of a building differs from one 82 part to another, the maximum permissible height shall be computed 83 separately for each portion of such building containing a differing lowest 84 finished floor elevation. If the lowest finished floor elevation is more than 85 four feet directly above the point where the foundation intersects the natural 86 grade, then the vertical distance must be measured from a point that is four 87 feet directly above the point where the foundation intersects the natural grade to the highest point described above. 88

Building height, residential. The vertical distance above a reference datum
measured to the highest point of the building. The reference datum shall be
selected by either of the following, whichever yields a greater height of the
building:

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- The elevation of the highest adjoining original native ground surface
   within a five-foot horizontal distance of the exterior wall of the building
   when such original native ground surface is not more than ten feet above
   the lowest grade; or
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  2. An elevation of ten feet higher than the lowest grade when the original native ground surface described in subsection 1 of this definition is more than ten feet above lowest grade.
- 101(3) By adding a new section, Section 110.3.8.1, which follows immediately102after section 110.3.8, to read as follows:
- Section 110.3.8.1 Building height survey. Any residential structure that is proposed to have a
   height within 5 feet of the maximum height allowed in the respective zoning district must
   have two height surveys performed by the City of Rollingwood or its representative at the
   following points of the construction process:
   (a) prior to passing the framing inspection, showing the native original ground
  - (a) prior to passing the framing inspection, showing the native original ground surface and proposed building height, and
  - (b) upon application for an occupancy permit, showing the original native ground surface and the height of the finished structure measured from the original native ground surface.
- 113 (d) The International Residential Code adopted herein is amended as follows:
- (1) By adding a new section, Section R109.1.5.2, which follows immediately after section
   R109-1.5.1, to read as follows:
- Section R109.1.5.2 Building height survey. Any residential structure that is proposed to have
   a height within 5 feet of the maximum height allowed in the respective zoning district must
- have two height surveys performed by the City of Rollingwood or its representative at the following points of the construction process:
- 120 <u>following points of the construction process:</u>

121 122 123 124 125 126	<ul> <li>(a) prior to passing the framing inspection, showing the native original ground surface and proposed building height, and</li> <li>(b) upon application for an occupancy permit, showing the original native ground surface and the height of the finished structure measured from the original native ground surface.</li> </ul>
127 128 129	(d)(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:
130 131 132	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.
133 134 135 136 137 138	<b>SECTION 3</b> . 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 ordinance shall remain in full force and effect.
139 140 141 142 143 144	<b>SECTION 4</b> . Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.
145 146 147 148 149	<b>SECTION 5</b> . This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.
150 151 152	<b>APPROVED, PASSED AND ADOPTED</b> by the City Council of the City of Rollingwood, Texas,
152 153 154 155	on the day of, 2023. APPROVED:
156 157 158	Gavin Massingill, Mayor
159 160 161 162	ATTEST:
162 163 164	Desiree Adair, City Secretary