

NOTICE OF APPROVAL – Notice is hereby given that at the August 19, 2024, City Council Meeting of the City of Jersey Village, Texas, the following ordinances, which may be viewed online at <http://www.jerseyvillagetx.com> and on the City’s Posting Bulletin Board, were passed and approved:

ORDINANCE NO. 2024-26 - AN ORDINANCE AMENDING CHAPTER 30 “FIRE PREVENTION AND PROTECTION” OF THE CODE OF ORDINANCES OF THE CITY AT SECTIONS 30-2, 30-36, 30-37, 30-111, 30-112, 30-113, AND 30-155 TO ADOPT THE INTERNATIONAL CODE COUNCIL 2024 EDITION OF THE INTERNATIONAL FIRE CODE AND TO PROVIDE FOR MINOR GRAMMATICAL AMENDMENTS; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2024-27 - AN ORDINANCE AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT” OF THE CODE OF ORDINANCES OF THE CITY AT SECTIONS 14-351, 14-353, 14-358, 14-359, 14-551, 14-553, 14-611, 14-612, 14-627, 14-651, AND 14-652 TO ADOPT THE INTERNATIONAL CODE COUNCIL 2024 EDITION OF CODES; AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT” OF THE CODE OF ORDINANCES OF THE CITY AT SECTION 14-416 TO ADOPT THE 2023 EDITION OF THE NATIONAL ELECTRIC CODE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.

PASSED, APPROVED, AND ADOPTED the 19th day of August 2024. /s/Bobby Warren, Mayor
Attest: /s/ Lorri Coody, City Secretary, Jersey Village

Posted on the City’s Bulletin Board and on the Home Page of the City’s Website under “Latest News” for twenty days beginning on the 20th day of August 2024 and remaining through and continuing through September 10, 2024.

/s/Lorri Coody, City Secretary, Jersey Village, Texas



ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS (THE “CITY”) AMENDING CHAPTER 30 “FIRE PREVENTION AND PROTECTION” OF THE CODE OF ORDINANCES OF THE CITY AT SECTIONS 30-2, 30-36, 30-37, 30-111, 30-112, 30-113, AND 30-155 TO ADOPT THE INTERNATIONAL CODE COUNCIL 2024 EDITION OF THE INTERNATIONAL FIRE CODE AND TO PROVIDE FOR MINOR GRAMMATICAL AMENDMENTS; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council (the “Council”) of the City of Jersey Village, Texas (the “City”), in order to protect the public health, safety, and welfare of its citizens, requires the adoption and enforcement of certain fire codes governing construction, mechanical equipment, plumbing, and electrical work for buildings and residences within the City; and,

WHEREAS, through this Ordinance, the Council wishes to amend the City’s Code of Ordinances (the “Code”) to provide updates to certain fire regulations, with the proposed changes to the Code being attached this Ordinance as “Exhibit A”; and **NOW THEREFORE**:

THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE HEREBY ORDAINS:

SECTION 1. THAT the Recitals and Exhibits to this Ordinance are found to be true and correct and are adopted and incorporated herein for all intents and purposes.

SECTION 2. THAT Section 30-2(a) of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“(a) Collection of fees.

(1) The chief of the city fire department, or his designee, shall collect all fees and costs for fire prevention services and for other public safety and emergency responses rendered by the department when providing these services. Such fees include but are not limited to the use of equipment, materials, maintenance and overhead expenses and costs of whatever nature which constitute full reimbursement to the city fire department for services actually rendered and as hereinafter authorized.

(2) Within 180 days of the date of providing fire prevention and protection services or other public safety and emergency services, the chief of the city fire department, or his designee, shall submit an invoice for all costs, fees, charges and expenses related to providing such services, to include but not limited to all actual expenses including costs of equipment operations; cost of materials utilized; costs of specialists, experts or other contract labor not in the full time employment of the city; overtime costs; and other incidental costs incurred by the city as a result of the incident, to the customer, client, owner, designated

agent, representative and/or insurance company who received, covered and/or otherwise benefitted from these services.

(3) Any bills, fines or penalties, including but not limited to clean up costs, fees or expenses that are imposed upon the city or the city fire department by any local, state or federal agency, related to the rendering of fire protection or prevention services or of other public safety and emergency services, may be included in the billing or billed separately within 180 days of receipt.

(4) Any fees or expenses billed by the chief, or his designee, shall be payable in full within 60 days of the date of the invoice. Failure to timely make payment may result in the accumulation of interest on any unpaid balances at the rate of ten percent per annum for any unpaid balances.”

SECTION 3. THAT Section 30-36 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“(a) *Approved inspection report required.* Except as otherwise provided in this section, whenever there is a proposed change of occupancy of any building or part thereof, other than a single-family residence, such change of occupancy shall not be made unless an approved inspection report has been issued by the fire marshal, dated not earlier than six months prior to the change of occupancy.

(b) *Requirements.* The fire marshal shall issue an approved inspection report after an inspection of the building discloses that the premises are in compliance with the provisions of the city’s fire prevention code applicable to the proposed use of the premises.

(c) *Noncompliance.* If the inspection discloses noncompliance with any of the provisions of the city’s fire prevention code applicable to the proposed use of the premises, the fire marshal shall issue a noncompliance notice setting forth the areas of noncompliance. When a subsequent inspection discloses compliance, the fire marshal shall issue an approved inspection report.

(d) *Nonliability of city.* The issuance of an approved inspection report shall not constitute a warranty by the city, the fire marshal, or their designee that the premises are in compliance with the city’s fire prevention code, and neither the city, the fire marshal, nor their designee shall have liability to any person arising out of the issuance of an approved inspection report.

(e) *Fee.* A fee of \$25.00 shall be paid to the city for each inspection required prior to the issuance of a certificate of compliance, and the fee shall be paid at the time of application for the inspection.

(f) *Appeal.* Any owner, occupant or proposed occupant aggrieved by the issuance of a noncompliance notice may appeal to the city council by filing a notice of appeal with the city secretary. The city secretary shall give such person notice in writing of the time and place that the city council will hear such appeal. The decision of the city council shall be final.”

(g) *Penalty for violation of section.* Any person who shall violate any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined as provided in section 1-8.”

SECTION 4. THAT Section 30-37 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“Whenever it is necessary to make an inspection to enforce the provisions of this chapter, or whenever the fire marshal or their designee has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this chapter which make the building or premises unsafe, dangerous or hazardous, the fire marshal or their designee shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the fire marshal or their designee by this chapter. If such building or premises is occupied, the fire marshal or their designee shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the fire marshal or their designee shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the fire marshal or their designee has recourse to every remedy provided by law to secure entry. When the fire marshal or their designee has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to permit entry therein by the fire marshal or their designee for the purpose of inspection and examination pursuant to this chapter.”

SECTION 5. Section 30-111 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“For the purpose of providing regulations consistent with nationally recognized practices for the reasonable protection of life and property from the hazards of fire and explosion due to the storage, use or handling of hazardous materials, substances and devices, and to minimize hazards to life and property due to fire and panic, there is hereby adopted that certain document, a copy of which is on file in the office of the city secretary, known as the International Fire Code, 2024 Edition, published by the International Code Council, Inc., and appendices B, C, D, E, and F thereto, and such code is hereby made a part of this article to the same extent as if set out at length in this section, except as is specifically amended in this article.”

SECTION 6. THAT Section 30-112 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“The city adopts as local amendments to the 2024 International Fire Code and its appendices the following additions and deletions:

(a) [A] 101.1 Title. These regulations shall be known as the Fire Code of the City of Jersey Village, hereinafter referred to as “this code”.

(b) [A] 113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of violating this code and shall be brought before the municipal court of the City of Jersey Village by warrant or citation to answer to the municipal court judge for fine. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(c) [A] 114.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to penalties as defined in section 1-8 and assessed by the municipal court authority.

(d) Sections 104 and 112, the Exception in section 307.4.2 (Recreational Fires) and section 5609.1 (General, Temporary storage of fireworks) of the 2024 International Fire Code are deleted.

(e) Section 307.1 of the International Fire Code is amended to provide as follows:

307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with sections 307.1.1 through 307.5 and the Fire Official has given written consent through a permit process. Above ground fire pits are permitted to be utilized only during the months of September through February when windspeeds do not exceed 10 miles per hour. Above ground fire pits shall be professionally designed and manufactured with non-combustible material specifically for the use of an outdoor warming or cooking fire. Above ground fire pits shall be no closer than 50 feet from a structure or 20 feet from any lot line and be equipped with an approved spark-screen. In general, Open Burning, Recreational Fires, Bonfire, Prescribed Burns and Portable Outdoor Fireplaces are not permitted within the incorporated limits of the City of Jersey Village.

Exception: Prescribed Burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

(f) Section 307.1.1 of the International Fire Code is amended to provide as follows:

307.1.1 Prohibited open Burning. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. Sustained wind velocity of 12 knots or more will constitute a hazardous condition and open burning shall not start or shall cease.

(g) Section 307.2 of the International Fire Code is amended to provide as follows:

Section 307.2. A permit shall be obtained from the fire code official in accordance with Section 105.5 prior to kindling a fire for recognized silvicultural or range wildlife

management practices, prevention or control of disease or pests, bonfire, recreational fire or controlled burning as allowed by the Texas Commission on Environmental Quality.

(h) Section 503.1.1 of the International Fire Code is amended to add the following provisions:

One side of all single level buildings shall be within 50 feet of the fire lane. Access roadways shall extend the entire length on one side of all high-rise buildings, as defined by the code, and shall be within 30 feet of the building to accommodate ladder operations. The area from the building to the access roadway shall be free of any obstructions that might interfere with ladder operations.

(i) Section 503.1.1 of the International Fire Code is further amended by adding subparagraphs (4) and (5) to provide as follows:

(4) Group U and other accessory use buildings, 500 square feet or less, may be located more than 50 feet but not more than 500 feet from an access roadway, provided the fire code official determines that the conditions are such that firefighting operations will not be obstructed.

(5) The width of access roadways accessing one and two-family dwellings, which are located more than 150 feet but less than 500 feet from a public street, shall not be less than 12 feet wide.

(j) Section 503.3 of the International Fire Code is amended by adding the following provision:

Fire lane signs and markings shall be in accordance with Appendix D. It is unlawful for a person to occupy, continue to occupy or use any building until the applicable requirements for fire lane markings have been met.

(k) Section 903.2 is amended to read:

903.2. Where required.

Approved automatic sprinkler systems shall be installed throughout all levels to which access is granted of all new Group A, B, E, F, H, I, M, R, S and U occupancies when the building square footage is 3000 square feet or more. In accordance with section 903, and the fire department interpretation and as set in this section, fire walls shall not be added with the intent of separating or dividing a structure for purposes of not installing a fire sprinkler system.

Exceptions: Automatic fire sprinklers are not required in one and two-family dwellings and associated structures governed by the International Residential Code nor in the following open structures: Pavilions, open gazebos, detached canopies or

open parking garages as defined by the Building Code. Except for parking garages, open structures shall have a minimum of seventy (70) percent clear opening on all sides.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation. Group A-5, Under grandstands and bleachers. Approved automatic sprinkler systems shall be installed when the building square footage is 1,000 square feet or more.

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all Group F-1 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.5 Group H. Automatic sprinkler systems shall be provided throughout all high-hazard occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.6 Group I. An automatic sprinkler system shall be provided throughout all Group I occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all Group M occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.8 Group R. An automatic sprinkler system shall be provided throughout all Group R occupancies in accordance with NFPA 13,13-R or 13-D installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all Group S-1 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all Group S-2 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.13 Group B. Is added to the International Fire Codes: An automatic sprinkler system shall be installed throughout all Group B occupancies in accordance with NFPA

13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

(l) Section 903.3 is amended to read:

903.3 Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with NFPA 13, 13-R, 13-D installation of sprinkler systems as modified by the fire department interpretation and applications manual.

Section 903.3.1.1.1 Exempt Locations. Automatic sprinklers may not be required with the approval of the fire code official in certain rooms or areas located within a structure.

(m) Section 903.3.6 is amended to read:

903.3.6 Hose threads. Fire hose threads and fittings used in connection with automatic sprinkler systems shall be national standard thread (NST). Fire Department Connection shall be a 5-inch Storz connection.

(n) Section 903.3.7 is amended to read:

903.3.7 Fire department connections. The fire department connections shall be located in accordance with section 912 or as approved by the fire code official.

(o) Section 903.4 of the International Fire Code is amended to provide as follows:

Section 903.4. Sprinkler System supervision and alarms. All valves controlling the water supply for automatic sprinkler systems shall be electrically supervised. Valves located in a secure location, under the supervision of the property owner, may be supervised in accordance with NFPA 13.

Exceptions:

1. Automatic sprinkler systems protecting one and two-family dwellings.
2. Automatic sprinkler systems installed in accordance with 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Control valves to commercial kitchen hoods, paint spray booths, or dip tanks that are sealed or locked in open position.
5. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.

6. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

7. Underground key or hub gate valves in roadway boxes where an approved locking lid is installed and approved by the fire code official.

(p) Section 903.4.3 of the International Fire Code is amended to provide as follows:

Section 903.4.3. Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building, in an approved location. When water flow supervisions is provided, alarm devices shall be located within the interior of the building to provide an internal evacuation signal throughout the building. Groups R-1, R-2 and Condominiums shall be provided with an alarm signal device in each unit to provide an internal evacuation signal. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

(q) Section 905.3 of the International Fire Code is amended to provide as follows:

Section 905.3. Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.7 and in the locations indicated in Sections 905.4, 905.5, 905.6 and in open or closed automobile parking garages, as defined by the Building Code. Standpipe systems are allowed to be combined with automatic sprinkler systems.

(r) 907.2 of the International Fire Code is amended to provide as follows:

907.2 Where Required — new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures.

(s) Section 912.1 of the International Fire Code is amended to provide as follows:

Section 912.1. Installation. New Fire department connections shall be installed in accordance with NFPA standard applicable to the system design. The connection shall be a 5 inch Storz connection and shall comply with sections 912.2 through 912.7.

(t) Section 1103.5 of the International Fire Code is amended to provide as follows:

Existing non-residential buildings shall install fire sprinkler protection when one of the following conditions exists:

(1) When any one addition, renovation or combining of spaces including lease spaces totals 5,000 square feet or more of the total building area when added, renovated or combined.

(u) 1103.7 of the International Fire Code is amended to provide as follows:

1103.7 Fire Alarm Systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with section 903.4.2 and section 1103.7.1 through 1103.7.7 and provide notification in accordance with section 907.6 unless other requirements are provided by other sections of this code.

(v) Section 5601.1.3 of the International Fire Code is amended to provide as follows:

Section 5601.1.3. Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the city limits of Jersey Village, Texas. It shall be unlawful and constitute a nuisance for any person to manufacture or sell fireworks within the City of Jersey Village or within the area extending five thousand (5,000) feet outside the city limits and not located within the corporate limits or extraterritorial jurisdiction of another municipality. The city attorney shall take all actions necessary to enforce this ordinance in the area located outside the city limits. Except as herein provided, it shall be unlawful for any person to assemble, possess, store, transport, receive, keep, sell, offer or have in his or her possession with the intent to sell, use, discharge, ignite, detonate, fire or otherwise put in action any fireworks of any description.

Exceptions: The use of fireworks for display as permitted in Section 5608.

The use of signal flares and torpedoes of the type and kind commonly used by any railroad and which signal flares and torpedoes are received by and stored or transported by any such railroad for use in railroad operations; nor shall this article apply to signal flares or rockets for military or police use.

(w) Section 5704.2.7 of the International Fire Code is amended by adding the following provision:

Section 5704.2.7 Underground tanks shall be of double-wall construction and shall meet applicable federal and state construction and installation rules, regulations and laws.

(x) Section 5704.2.7.3.5.2 of the International Fire Code is amended by adding the following provision:

Section 5704.2.7.3.5.2. Product discharge lines shall be provided with an approved secondary containment system.

(y) Section 6104.2 of the International Fire Code is amended to provide as follows:

Section 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons.

(z) Section D103.6 of the International Fire Code is amended to provide as follows:

Section D103.6. Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent (No Parking—Fire Lane—Tow Away Zone) signs or markings. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by section D103.6.1 or D103.6.2. Signs shall be 50 feet apart. Greater distances between signs shall be approved by the fire code official, prior to installation of signs. Red curbing with white lettering is an acceptable marking for fire lanes. Curb marking shall be marked with permanent (No Parking—Fire Lane—Tow Away Zone) and shall be centered 50 feet apart. Greater distances between curb markings shall be approved by the fire code official, prior to installation of curb markings.

(aa) Section 901.7.1.1 of the International Fire Code is amended by adding the following provision:

Section 901.7.1.1. Fire watch. Approved fire watch shall be provided when any fire protection system is out of service. An approved fire watch in the City of Jersey Village Texas is a commissioned firefighter, fire inspector, fire marshal or their designee employed with the City of Jersey Village Texas. The city finance director or their designee shall assess the recovery cost associated with the fire watch and their equipment being provided and invoice the company or contractor responsible to collect payment of these cost.

(bb) Section 1008.2.4 of the International Fire Code is amended to provide as follows:

Section 1008.2.4. Power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply and, all emergency illumination devices and fixtures shall be connected to an individual branch circuit or circuits dedicated to such devices and fixtures.

(cc) Section 1008.3 of the International Fire Code is amended to provide as follows:

Section 1008.3. Illumination required by an emergency electrical system. An emergency electrical system shall be provided to automatically illuminate the following areas in the event of a power supply failure:

1. In rooms or spaces that require two or more exits or access to exits: Aisles; Corridors; Exit access stairways and ramps;
2. In buildings that require two or more exits or access to exits: Interior exit access stairways and ramps; Interior an exterior exit stairways and ramps; Exit passageways; Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2; Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge; and,
3. In other rooms and spaces: Electrical equipment rooms; Fire command centers; Fire pump rooms; Generator rooms; Public restrooms.

SECTION 7. THAT Section 30-113 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“As used in the fire prevention code adopted by this article, the terms “fire code official,” “building official,” and “municipal court authority” shall mean the fire marshal, the building official, the municipal court judge, or their designee, respectively, of this city.”

SECTION 8. THAT Section 30-155 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“Each sleeping room in a hotel or motel and every dormitory sleeping room shall be provided with smoke detectors tested in accordance with and meeting the requirement of U.L. 217, Single and Multiple Station Smoke Detectors. In addition, smoke detectors meeting these same requirements shall be placed in all enclosed corridors. Smoke detectors required by this section shall be battery powered by a supervised electrical circuit approved by the fire marshal or their designee. Smoke detectors shall be installed in accordance with the manufacturer’s recommendations and listing.”

SECTION 9. all ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict only.

SECTION 10. THAT if any word, phrase, clause, sentence, paragraph, section or other part of this Ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this Ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this Ordinance to any other persons or circumstances, shall be affected thereby.

SECTION 11. THAT this Ordinance shall become effective as of the date of its passage and approval by the Council.

PASSED, APPROVED, AND ADOPTED this 19th day of August, 2024.

[SIGNATURES AND EXHIBIT ON FOLLOWING PAGES]

SIGNATURES

FOR THE CITY:

s/BOBBY WARREN, MAYOR

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A: “RED-LINED” CHANGES TO CODE PROVISIONS

Sec. 30-2. - Recovering cost for fire protection and emergency services.

(a) Collection of fees.

(1) The chief of the city fire department, or his designee, shall collect all fees and costs for fire prevention services and for other public safety and emergency responses rendered by the department when providing these services. Such fees include but are not limited to the use of equipment, materials, maintenance and overhead expenses and costs of whatever nature which constitute full reimbursement to the city fire department for services actually rendered and as hereinafter authorized.

(2) Within ~~90~~ 180 days of the date of providing fire prevention and protection services or other public safety and emergency services, the chief of the city fire department, or his designee, shall submit an invoice for all costs, fees, charges and expenses related to providing such services, to include but not limited to all actual expenses including costs of equipment operations; cost of materials utilized; costs of specialists, experts or other contract labor not in the full time employment of the city; overtime costs; and other incidental costs incurred by the city as a result of the incident, to the customer, client, owner, designated agent, representative and/or insurance company who received, covered and/or otherwise benefitted from these services. ~~The provisions of this section shall apply only to those persons who were not residing within the city at the time of the incident which led to the benefits of services.~~

(3) Any bills, fines or penalties, including but not limited to clean up costs, fees or expenses that are imposed upon the city or the city fire department by any local, state or federal agency, related to the rendering of fire protection or prevention services or of other public safety and emergency services, may be included in the billing or billed separately within ~~90~~ 180 days of receipt.

(4) Any fees or expenses billed by the chief, or his designee, shall be payable in full within 60 days of the date of the invoice. Failure to timely make payment may result in the accumulation of interest on any unpaid balances at the rate of ten percent per annum for any unpaid balances.

Sec. 30-36. - Certificate of compliance before change of occupancy.

(a) ~~Certificate of compliance~~ Approved inspection report required. Except as otherwise provided in this section, whenever there is a proposed change of occupancy of any building or part thereof, other than a single-family residence, such change of occupancy shall not be made unless ~~a certificate of compliance~~ an approved inspection report has been issued by the fire marshal, dated not earlier than six months prior to the change of occupancy.

(b) Requirements. The fire marshal shall issue ~~a certificate of compliance~~ an approved inspection report after an inspection of the building discloses that the premises are in compliance with the provisions of the city's fire prevention code applicable to the proposed use of the premises.

(c) Noncompliance. If the inspection discloses noncompliance with any of the provisions of the city's fire prevention code applicable to the proposed use of the premises, the fire marshal or their designee shall issue a noncompliance notice setting forth the areas of noncompliance. When a subsequent inspection discloses compliance, the fire marshal shall issue ~~a certificate of compliance~~ an approved inspection report.

(d) Nonliability of city. The issuance of ~~a certificate of compliance~~ an approved inspection report shall not constitute a warranty by the city or the fire marshal or their designee that the premises are in compliance with

the city's fire prevention code, and neither the city nor the fire marshal or their designee shall have liability to any person arising out of the issuance of ~~a certificate of compliance~~ an approved inspection report.

(e) Fee. A fee of \$25.00 shall be paid to the city for each inspection required prior to the issuance of a certificate of compliance, and the fee shall be paid at the time of application for the inspection.

(f) Appeal. Any owner, occupant or proposed occupant aggrieved by the issuance of a noncompliance notice may appeal to the city council by filing a notice of appeal with the city secretary. The city secretary shall give such person notice in writing of the time and place that the city council will hear such appeal. The decision of the city council shall be final.

(g) Penalty for violation of section. Any person who shall violate any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined as provided in section 1-8.

Sec. 30-37. - Inspection of premises.

Whenever it is necessary to make an inspection to enforce the provisions of this chapter, or whenever the fire marshal or their designee has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this chapter which make the building or premises unsafe, dangerous or hazardous, the fire marshal or their designee shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the fire marshal or their designee by this chapter. If such building or premises is occupied, the fire marshal or their designee shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the fire marshal or their designee shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the fire marshal or their designee has recourse to every remedy provided by law to secure entry. When the fire marshal or their designee has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to permit entry therein by the fire marshal or their designee for the purpose of inspection and examination pursuant to this chapter.

Sec. 30-111. Fire Code adopted.

For the purpose of providing regulations consistent with nationally recognized practices for the reasonable protection of life and property from the hazards of fire and explosion due to the storage, use or handling of hazardous materials, substances and devices, and to minimize hazards to life and property due to fire and panic, there is hereby adopted that certain document, a copy of which is on file in the office of the city secretary, known as the International Fire Code, ~~2018~~ 2024 Edition, published by the International Code Council, Inc., and appendices B, C, D, E and F thereto, and such code is hereby made a part of this article to the same extent as if set out at length in this section, except as is specifically amended in this article.

Sec. 30-112. Local amendments.

The city adopts as local amendments to the ~~2018~~ 2024 International Fire Code and its appendices the following additions and deletions:

- (a) [A] 101.1 Title. These regulations shall be known as the Fire Code of the City of Jersey Village, hereinafter referred to as "this code".
- (b) [A] ~~110.4~~ 113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of violating this code and shall be brought before the municipal court of

the City of Jersey Village by warrant or citation to answer to the municipal court judge for fine. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (c) [A] ~~112.4~~ 114.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to penalties as defined in section 1-8 and assessed by the municipal court authority.
- (d) Sections ~~103~~, 104 and ~~109~~ 112, the Exception in section ~~105.6.32~~ 307.4.2 (Recreational Fires) and section 5609.1 (General, Temporary storage of fireworks) of the ~~2018~~ 2024 International Fire Code are deleted.
- (e) Section 307.1 of the International Fire Code is amended to provide as follows:

307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with sections 307.1.1 through 307.5 and the Fire Official has given written consent through a permit process. Above ground fire pits are permitted to be utilized only during the months of September through February when windspeeds do not exceed 10 miles per hour. Above ground fire pits shall be professionally designed and manufactured with non-combustible material specifically for the use of an outdoor warming or cooking fire. Above ground fire pits shall be no closer than 50 feet from a structure or 20 feet from any lot line and be equipped with an approved spark-screen. In general, Open Burning, Recreational Fires, Bonfire, Prescribed Burns and Portable Outdoor Fireplaces ~~and Fire Pits~~ are not permitted within the incorporated limits of the City of Jersey Village.

Exception: Prescribed Burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

- (f) Section 307.1.1 of the International Fire Code is amended to provide as follows:

307.1.1 Prohibited open Burning. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. Sustained wind velocity of 12 knots or more will constitute a hazardous condition and open burning shall not start or shall cease.
- (g) Section 307.2 of the International Fire Code is amended to provide as follows:

Section 307.2. A permit shall be obtained from the fire code official in accordance with Section ~~105.6~~ 105.5 prior to kindling a fire for recognized silvicultural or range wildlife management practices, prevention or control of disease or pests, bonfire, recreational fire or controlled burning as allowed by the Texas Commission on Environmental Quality.
- (h) Section ~~503.1~~ 503.1.1 of the International Fire Code is amended to add the following provisions:

One side of all single level buildings shall be within 50 feet of the fire lane. Access roadways shall extend the entire length on one side of all high rise buildings, as defined by the code, and shall be within 30 feet of the building to accommodate ladder operations. The area from the building to the access roadway shall be free of any obstructions that might interfere with ladder operations.
- (i) Section ~~503.1~~ 503.1.1 of the International Fire Code is further amended by adding subparagraphs (4) and (5) to provide as follows:
 - (4) Group U and other accessory use buildings, 500 square feet or less, may be located more than 50 feet but not more than 500 feet from an access roadway, provided the fire code official determines that the conditions are such that firefighting operations will not be obstructed.
 - (5) The width of access roadways accessing one and two-family dwellings, which are located more than 150 feet but less than 500 feet from a public street, shall not be less than 12 feet wide.
- (j) Section 503.3 of the International Fire Code is amended by adding the following provision: Fire lane signs and markings shall be in accordance with Appendix D. It is unlawful for a person to occupy, continue to occupy or use any building until the applicable requirements for fire lane markings have been met.

~~(k) Section 604.4 of the International Fire Code is amended by adding the following subsection:-~~

~~604.4.4 Fused plug strips. Multiplying power strips equipped with over current protection may be used if listed by a nationally recognized testing organization. The amperage of the device shall not be less than the rated capacity of the appliance, fixture or outlet served.~~

~~(h)(k)~~ Section 903.2 is amended to read:

903.2. Where required.

Approved automatic sprinkler systems shall be installed throughout all levels to which access is granted of all new Group A, B, E, F, H, I, M, R, S and U occupancies when the building square footage is 3000 square feet or more. In accordance with section 903, and the fire department interpretation and as set in this section, fire walls shall not be added with the intent of separating or dividing a structure for purposes of not installing a fire sprinkler system.

Exceptions: Automatic fire sprinklers are not required in one and two-family dwellings and associated structures governed by the International Residential Code nor in the following open structures: Pavilions, open gazebos, detached canopies or open parking garages as defined by the Building Code. Except for parking garages, open structures shall have a minimum of seventy (70) percent clear opening on all sides.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation. **Group A-5, Under grandstands and bleachers. Approved automatic sprinkler systems shall be installed when the building square footage is 1,000 square feet or more.**

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all Group F-1 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.5 Group H. Automatic sprinkler systems shall be provided throughout all high-hazard occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.6 Group I. An automatic sprinkler system shall be provided throughout all Group I occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all Group M occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.8 Group R. An automatic sprinkler system shall be provided throughout all Group R occupancies in accordance with NFPA 13,13-R or 13-D installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all Group S-1 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all Group S-2 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.13 Group B. Is added to the International Fire Codes: An automatic sprinkler system shall be installed throughout all Group B occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

~~(m)(l)~~ Section 903.3 is amended to read:

903.3 *Installation requirements.* Automatic sprinkler systems shall be designed and installed in accordance with NFPA 13, 13-R, 13-D installation of sprinkler systems as modified by the fire department interpretation and applications manual.

Section 903.3.1.1.1 *Exempt Locations.* Automatic sprinklers may not be required with the approval of the fire code official in certain rooms or areas located within a structure.

~~(a)(m)~~ Section 903.3.6 is amended to read:

903.3.6 *Hose threads.* Fire hose threads and fittings used in connection with automatic sprinkler systems shall be national standard thread (NST). Fire Department Connection shall be a 5-inch Storz connection.

~~(a)(n)~~ Section 903.3.7 is amended to read:

903.3.7 *Fire department connections.* The fire department connections shall be located in accordance with section 912 or as approved by the fire code official.

~~(a)(o)~~ Section 903.4 of the International Fire Code is amended to provide as follows:

Section 903.4. *Sprinkler System supervision and alarms.* All valves controlling the water supply for automatic sprinkler systems shall be electrically supervised. Valves located in a secure location, under the supervision of the property owner, may be supervised in accordance with NFPA 13.

Exceptions:

1. Automatic sprinkler systems protecting one and two-family dwellings.

~~2. Limited area systems serving fewer than 20 sprinklers.~~

~~3.~~ 2. Automatic sprinkler systems installed in accordance with 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.

~~4.~~ 3. Jockey pump control valves that are sealed or locked in the open position.

~~5.~~ 4. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.

~~6.~~ 5. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.

~~7.~~ 6. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

7. Underground key or hub gate valves in roadway boxes where an approved locking lid is installed and approved by the fire code official.

~~(a)(p)~~ Section ~~903.4.2~~ 903.4.3 of the International Fire Code is amended to provide as follows:

Section ~~903.4.2.~~ 903.4.3 *Alarms.* Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building, in an approved location. When water flow supervisions is provided, alarm devices shall be located within the interior of the building to provide an internal evacuation signal throughout the building. Groups R-1, R-2 and Condominiums shall be provided with an alarm signal device in each unit to provide an internal evacuation signal. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

~~(a)(q)~~ Section 905.3 of the International Fire Code is amended to provide as follows:

Section 905.3. *Required installations.* Standpipe systems shall be installed where required by Sections 905.3.1 through ~~905.3.8~~ 905.3.7 and in the locations indicated in Sections 905.4, 905.5, 905.6 and in open or closed automobile parking garages, as defined by the Building Code. Standpipe systems are allowed to be combined with automatic sprinkler systems.

~~Exception: Standpipe systems are not required in Group R-3 occupancies.~~

~~(s)~~(r) 907.2 of the International Fire Code is amended to provide as follows:

907.2 Where Required — new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures.

~~(t)~~(s) Section 912.1 of the International Fire Code is amended to provide as follows:

Section 912.1. Installation. New Fire department connections shall be installed in accordance with NFPA standard applicable to the system design. The connection shall be a 5-inch Storz connection and shall comply with sections 912.2 through 912.7

~~(u)~~(t) Section 1103.5 of the International Fire Code is amended to provide as follows:

~~**Section 1103.5 Sprinkler Systems. An automatic sprinkler system shall be provided in existing buildings in accordance with sections 1103.5.1 through 1103.5.**~~

Existing non-residential buildings shall install fire sprinkler protection when one of the following conditions exists:

- (1) When any one addition, renovation or combining of spaces including lease spaces totals 5,000 square feet or more of the total building area when added, renovated or combined.

~~(v)~~(u) 1103.7 of the International Fire Code is amended to provide as follows:

1103.7 Fire Alarm Systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with section 903.4.2 and section 1103.7.1 through 1103.7.7 and provide notification in accordance with section 907.6 unless other requirements are provided by other sections of this code.

~~(w)~~(v) Section 5601.1.3 of the International Fire Code is amended to provide as follows:

Section 5601.1.3. Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the city limits of Jersey Village, Texas. It shall be unlawful and constitute a nuisance for any person to manufacture or sell fireworks within the City of Jersey Village or within the area extending five thousand (5,000) feet outside the city limits and not located within the corporate limits or extraterritorial jurisdiction of another municipality. The city attorney shall take all actions necessary to enforce this ordinance in the area located outside the city limits. Except as herein provided, it shall be unlawful for any person to assemble, possess, store, transport, receive, keep, sell, offer or have in his or her possession with the intent to sell, use, discharge, ignite, detonate, fire or otherwise put in action any fireworks of any description.

Exceptions: The use of fireworks for display as permitted in Section 5608.

The use of signal flares and torpedoes of the type and kind commonly used by any railroad and which signal flares and torpedoes are received by and stored or transported by any such railroad for use in railroad operations; nor shall this article apply to signal flares or rockets for military or police use.

~~(x)~~(w) Section 5704.2.7 of the International Fire Code is amended by adding the following provision:

Section 5704.2.7 Underground tanks shall be of double-wall construction and shall meet applicable federal and state construction and installation rules, regulations and laws.

~~(y)~~(x) Section 5704.2.7.3.5.2 of the International Fire Code is amended by adding the following provision:

Section 5704.2.7.3.5.2. Product discharge lines shall be provided with an approved secondary containment system.

~~(z) — Section 5704.2.9.6.1 of the International Fire Code is amended to provide as follows:—~~

~~**Section 5704.2.9.6.1. Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground storage tanks shall conform to the geographic limits established in this code.**~~

~~(aa) — Section 5706.2.4.4. Locations where above-ground tanks are prohibited, is amended to read as follows:—~~

~~5706.2.4.4. Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks shall conform to the geographic limits established in this code.~~

~~(bb) Section 5806.2 Limitations, is amended to read as follows:~~

~~5806.2. Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings shall conform to the geographic limits established in this code.~~

~~(cc) Section 6104.2. Maximum capacity within established limits, is amended to read as follows:~~

~~6104.2. Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons.~~

~~(dd)~~(y) Section D103.6 of the International Fire Code is amended to provide as follows:

~~(z)~~ *Section D103.6. Signs.* Where required by the fire code official, fire apparatus access roads shall be marked with permanent (No Parking—Fire Lane—Tow Away Zone) signs or markings. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by section D103.6.1 or D103.6.2. Signs shall be 50 feet apart. Greater distances between signs shall be approved by the fire code official, prior to installation of signs. Red curbing with white lettering is an acceptable marking for fire lanes. Curb marking shall be marked with permanent (No Parking—Fire Lane—Tow Away Zone) and shall be centered 50 feet apart. Greater distances between curb markings shall be approved by the fire code official, prior to installation of curb markings.

(aa) Section 901.7.1.1 of the International Fire Code is amended by adding the following provision:

Section 901.7.1.1. Fire watch. Approved fire watch shall be provided when any fire protection system is out of service. An approved fire watch in the City of Jersey Village Texas is a commissioned firefighter, fire inspector, fire marshal or their designee employed with the City of Jersey Village Texas. The city finance director or their designee shall assess the recovery cost associated with the fire watch and their equipment being provided and invoice the company or contractor responsible to collect payment of these cost.

(bb) Section 1008.2.4 of the International Fire Code is amended to provide as follows:

Section 1008.2.4. Power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply and, all emergency illumination devices and fixtures shall be connected to an individual branch circuit or circuits dedicated to such devices and fixtures.

(cc) Section 1008.3 of the International Fire Code is amended to provide as follows:

Section 1008.3. Illumination required by an emergency electrical system. An emergency electrical system shall be provided to automatically illuminate the following areas in the event of a power supply failure:

1. In rooms or spaces that require two or more exits or access to exits: Aisles; Corridors; Exit access stairways and ramps;
2. In buildings that require two or more exits or access to exits: Interior exit access stairways and ramps; Interior and exterior exit stairways and ramps; Exit passageways; Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2; Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge; and,
3. In other rooms and spaces: Electrical equipment rooms; Fire command centers; Fire pump rooms; Generator rooms; Public restrooms.

Sec. 30-113. - Definitions.

As used in the fire prevention code adopted by this article, the terms "fire code official," "building official," and "municipal court authority" shall mean the fire marshal, the building official, and the municipal court judge, or their designee, respectively, of this city.

Sec. 30-155. - Hotels, motels and dormitories.

Each sleeping room in a hotel or motel and every dormitory sleeping room shall be provided with smoke detectors tested in accordance with and meeting the requirement of U.L. 217, Single and Multiple Station Smoke Detectors. In addition, smoke detectors meeting these same requirements shall be placed in all enclosed corridors. Smoke detectors required by this section shall be battery powered by a supervised electrical circuit approved by the fire marshal or their designee. Smoke detectors shall be installed in accordance with the manufacturer's recommendations and listing.

ORDINANCE NO. 2024-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS (THE “CITY”) AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT” OF THE CODE OF ORDINANCES OF THE CITY AT SECTIONS 14-351, 14-353, 14-358, 14-359, 14-551, 14-553, 14-611, 14-612, 14-627, 14-651, AND 14-652 TO ADOPT THE INTERNATIONAL CODE COUNCIL 2024 EDITION OF CODES; AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT” OF THE CODE OF ORDINANCES OF THE CITY AT SECTION 14-416 TO ADOPT THE 2023 EDITION OF THE NATIONAL ELECTRIC CODE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council (the “Council”) of the City of Jersey Village, Texas (the “City”), in order to protect the public health, safety, and welfare of its citizens, requires the adoption and enforcement of building codes governing the issuance of permits for construction, mechanical equipment, plumbing, and electrical work for buildings and residences within the City; and,

WHEREAS, as authorized by Chapter 214 of the Texas Local Government Code, the City is allowed to regulate, control, and adopt building codes and update them as needed; and,

WHEREAS, through this Ordinance, the Council wishes to amend the City’s Code of Ordinances (the “Code”) to provide updates to certain building and related regulations, with the proposed changes to the Code being attached this Ordinance as “Exhibit A”; and **NOW THEREFORE:**

THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE HEREBY ORDAINS:

SECTION 1. THAT the Recitals and Exhibits to this Ordinance are found to be true and correct and are adopted and incorporated herein for all intents and purposes.

SECTION 2. THAT Section 14-351 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“There is hereby adopted for the city for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures that certain building code known as the “International Building Code,” 2024 edition and appendices C, E, F, G and I thereto, as published by the International Code Council, Inc., save and except such portions as are deleted, modified, added or amended as enumerated herein, of which one copy is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length herein, and the provisions of such code shall be controlling in the construction of all buildings and other structures within the city, save and except such portions of such code as may be inconsistent with this article.”

SECTION 3. THAT Section 14-353 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“The International Building Code adopted by section 14-351 is hereby amended as set forth in this section:

Chapter 1, Scope and Application, Section 103, Code Compliance Agency, is hereby deleted in its entirety.

Section 105.2 Work exempt from permit is hereby amended by adding thereto modified paragraphs to read as follows:

“Building:”...

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²) - unless located within an Area of Special Flood Hazards.
2. Fences both not over 42 inches (1067 mm) high and not over 25 lineal feet. Replacement fencing will be considered new work and must comply with the governing building, development and storm water damage and prevention codes, whether subject to permitting or not.
3. Oil derricks - unless located within an Area of Special Flood Hazards.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids - unless located within an Area of Special Flood Hazards.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1 - unless located within an Area of Special Flood Hazards.
6. Flatwork in a rear yard that is not part of an accessible route in 1 & 2 Family structures...”
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work - unless located within an Area of Special Flood Hazards.
8. Temporary motion picture, television and theater stage sets and scenery - unless located within an Area of Special Flood Hazards.
9. Prefabricated *swimming pools* that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground - unless located within an Area of Special Flood Hazards.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems - unless located in the regulatory floodway.

11. Swings and other playground equipment - unless located in the regulatory floodway.

12. Window awnings in Group U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.

Section 105.2.3 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof - to include suspended acoustical ceiling modifications - the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

Section 107.2.6 Site Plan is hereby amended by adding thereto new paragraphs to read as follows:

(a) For all building sites or lots outside and within the 100-year floodplain according to the latest flood insurance rate map as established by the Federal Emergency Management Agency in the National Flood Insurance Program, an elevation certificate shall be prepared by a qualified surveyor, licensed by the State of Texas, certifying that the elevation of the first floor of the building or structure is at the required height with relation to the curb of the street and/or the base flood elevation. This certificate shall be required once the foundation is formed and ready for inspection.

(b) A survey shall be prepared by a qualified surveyor, licensed by the State of Texas, for each building site showing that the slab height is at or above the DFE and the distance from interior lot lines. This shall be required at the foundation form make-up or upon completion of sub-flooring framing for pier-and-beam construction.

(c) An elevation survey shall be prepared by a qualified surveyor, licensed by the State of Texas, for each building site or lot showing that all drainage requirements have been satisfied. This shall be required before a certificate of occupancy is issued.

Section 113, Means of Appeals, is hereby deleted in its entirety.

Section 114.4, Violation penalties, is hereby deleted in its entirety.

Chapter 7, Fire-Resistance-Rated Construction, is hereby amended by adding Section 723, Townhouse Fire Separation, to provide as follows:

Each townhouse shall be considered a separate building and shall be separated from adjoining townhouses by the use of separate exterior walls meeting the requirements for

zero clearance from property lines as required by the type of construction and fire protection requirements, or by a party wall; or when not more than three stories in height, may be separated by a single wall meeting the following requirements:

(1) A firewall shall be constructed of noncombustible materials between each townhouse with a party wall, such as solid masonry, hollow masonry or reinforced concrete or equal where approved by the building official, having no openings and having a fire-resistive rating of not less than four hours, and having sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall. Firewalls may be loadbearing or nonloadbearing; however, recesses may be cut into firewalls so long as the four-hour fire-resistive rating is not reduced. Plumbing, piping, ducts, electrical or other building services shall not be installed within or through the four-hour wall.

(2) Firewalls shall start at the foundation and extend continuously through all stories to and above the roof for a distance of not less than 18 inches, except where the roof assembly is of fire-resistive construction having not less than a two-hour fire-resistive rating and the wall is carried up tightly and continuously against the underside of the roof deck.

(3) For townhouses to be built in a straight-line configuration, that is the units are not staggered either along front or rear walls or rooflines, then in such event the firewalls shall be extended 18 inches beyond the front and rear exterior walls of the common units they protect, and 24 inches above the common roof they protect. For townhouses to be built in a staggered configuration, either front or rear, the firewall shall extend at least 18 inches beyond the adjoining exterior wall. For townhouses which are to be built with staggered rooflines, the firewall shall extend beyond the roofline of the highest of two adjacent roofs unless the elevation of the adjoining rooflines are less than 24 inches apart in which event the firewall shall extend at least 18 inches above the highest of the two adjoining roofs. The extended portion of any firewall required herein shall comply with the requirements of a firewall as set forth in subsection (1) of section 705. In no event shall the extended portion of any firewall required by this subsection which would otherwise be exposed be covered or have attached thereto combustible materials.

(4) Roof construction of all townhouses and patio homes shall be of metal, slate, tile or fire-retardant fiberglass 225-pound composition shingles or approved equal.

Section 903 Automatic Sprinkler Systems.

903.1.1 of the International Building Code is hereby amended to provide as follows:

Section 903.1.1.1 Exempt Locations. Automatic sprinklers may not be required with the approval of the fire code official in certain rooms or areas located within a structure.

903.2. Where required. Approved automatic sprinkler systems shall be installed throughout all levels to which access is granted of all new Group A, B, E, F, H, I, M, R, S and U occupancies when the building square footage is 3000 square feet or more. In accordance with section 903, and the fire department interpretation and as set in this section, fire walls shall not be added

with the intent of separating or dividing a structure for purposes of not installing a fire sprinkler system.

Exceptions: Automatic fire sprinklers are not required in the following open structures: Pavilions, open gazebos, detached canopies or open parking garages as defined by the Building Code. Except for parking garages, open structures shall have a minimum of seventy (70) percent clear opening on all sides.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all Group F occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.5 Group H. Automatic sprinkler systems shall be provided throughout all high-hazard occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.6 Group I. An automatic sprinkler system shall be provided throughout all Group I occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all Group M occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.8 Group R. An automatic sprinkler system shall be provided throughout all Group R occupancies in accordance with NFPA 13, 13-R or 13-D installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all Group S-1 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all Group S-2 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.13 Group B. Is added to the International Building Code: An automatic sprinkler system shall be installed throughout all Group B occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.3 Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with NFPA 13, 13-R, 13-D installation of sprinkler systems as modified by the fire department interpretation and applications manual.

903.3.7 Fire department connections. The fire department connections shall be located in accordance with section 912 or as approved by the fire code official.

Section 903.4 of the International Building Code is hereby amended to provide as follows:

Section 903.4, Sprinkler System supervision and alarms. All valves controlling the water supply for automatic sprinkler systems shall be electrically supervised. Valves located in a secure location, under the supervision of the property owner, may be supervised in accordance with NFPA 13.

Exceptions: Automatic sprinkler systems protecting one and two-family dwellings. Limited area systems serving fewer than 20 sprinklers. Automatic sprinkler systems installed in accordance with 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided. Jockey pump control valves that are sealed or locked in the open position. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

Section 903.4.3 of the International Building Code is hereby amended to provide as follows:

Section 903.4.3 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building, in an approved location. When water flow supervisions is provided, alarm devices shall be located within the interior of the building to provide an internal evacuation signal throughout the building. Groups R-1, R-2 and Condominiums shall be provided with an alarm signal device in each unit to provide an internal evacuation signal. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Section 905.3 of the International Building Code is hereby amended to provide as follows:

Section 905.3. Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.6 and in the locations indicated in Sections 905.4, 905.5,

905.6 and in open or closed automobile parking garages, as defined by the Building Code. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 907.2 of the International Building Code is hereby amended to provide as follows:

907.2 Where Required—New buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures.

Chapter 9 is hereby amended by adding Section 908.3 as follows:

Section 908.3. In dwellings and dwelling units, smoke detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each group of rooms used for sleeping purposes and in each sleeping room, and, in dwellings or dwelling units containing more than one story, on each story including basements, but not including uninhabitable attics, in close proximity to the stairway leading to the floor above. Required smoke detectors shall be wired to the structure's electrical system and shall have battery backup. Required smoke detectors shall be connected so that when one alarm sounds all alarms sound.

Section 912.1 of the International Building Code is hereby amended to provide as follows:

Section 912.1, Installation. New Fire department connections shall be installed in accordance with NFPA standard applicable to the system design. The connection shall be a 5 inch Storz connection and shall comply with sections 912.2 through 912.6

Section 912.3 of the International Building Code is hereby amended to provide as follows:

912.3 Fire Hose threads. Fire hose threads and fittings used in connection with automatic sprinkler systems shall be national standard thread (NST). Fire Department Connection shall be a 5-inch Storz connection.

Section 1612.3, Establishment of flood hazard areas, is hereby amended to read as follows:

48201CIND0G	11/15/2019
48201C0635M	6/9/2014
48201C0630M	11/15/2019
48201C0445M	5/2/2019
48201C0440N	11/15/2019

Minimum Flood Protection Elevation Regulations

See also Section 14-333 of the Code of Ordinances

Special Flood Hazard Area	Design Flood Elevation (DFE) (Freeboard Above .2%)	Foundation Type	FF Proof
Floodway	+36 inches	Pier & Beam	EC (CD, BUC, FC)
Critical Facility	+36 inches	Any, unless in A-zones	EC (CD, BUC, FC)
<i>*Located outside of A-zones, to the extent possible</i>			
AE	+24 Inches	Pier & Beam	EC (CD, BUC, FC)
X-Shaded	At or above the 500 yr. floodplain elevation	Any	EC (CD, BUC, FC)
X-Unshaded	No additional above .2%	Any	EC (CD, BUC, FC)

Legend:

FF= Finished Floor Elevation

EC= Elevation Certificate

Types of EC: Construction Drawings (CD); Building Under Construction (BUC); Finished Construction (FC). The final Finished Construction EC will also verify Highest Adjacent Grade (HAG), Lowest Adjacent Grade (LAG), lowest elevation of machinery and equipment, etc.

See minimum flood elevation protection graphics at Section 14-334 of the Code of Ordinances.

Chapter 23, to the extent of conflict with the following provisions, is hereby deleted.

- (1) All walls where plumbing drain, waste and vent lines are located shall be two-inch by six-inch sized lumber minimum.
- (2) All framing shall be no more than 16 inches on center including rafters, joists and vertical framing.
- (3) All lumber, including rafters, joists and vertical framing, shall be number 2 grade minimum. Utility grade lumber is not allowed.

Chapter 34, Existing Structures, is hereby amended to read as follows:

- (a) If, within any 12-month period, alterations, additions, renovations, repairs, or any combination thereof, costing in excess of 50 percent of the then physical value of the building are made to an existing building in the floodplain, such building and associated mechanical, electrical, plumbing and fuel gas equipment, fixtures and appurtenances shall be made to conform to the requirements of this code for new buildings in regards to the Design Flood Elevation (DFE).
- (b) If an existing building is damaged by fire or otherwise in excess of 50 percent of its then physical value before such damage is repaired, it shall be made to conform to the requirements of this code for new buildings, except in regards to slab height, where the

structure is located outside the floodplain, the footprint is not modified and the slab is intact.

(c) [Reserved.]

(d) For the purpose of this section physical value of the building shall be its appraised value as shown on the city's latest tax roll or the value of the building from an appraisal by an independent professional appraiser. Alternatively, upon filing for an appeal to the floodplain manager, a professional market appraisal for the pre-event evaluation, assessed post-event, may be submitted for review.

(e) If the occupancy of any existing building is entirely changed the building shall be made to conform to the requirements of this code for the new occupancy. If the occupancy of only a portion of an existing building is changed and that portion is separated from the remainder as stipulated in Chapter 3, then only such portion need be made to conform.

(f) The following are authorized: Repair and alterations, not covered by the preceding paragraphs of this section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this code or in such manner as will not extend or increase the same kind of materials as those of which the building is constructed; but not more than 25 percent of the roof covering of a building shall be replaced in any period of 12 months unless the entire roof covering is made to conform with the requirements of this Code for new buildings and, where warranted, with the applicable permits.

Appendix G, Section G101.3, Scope, is hereby amended to provide as follows:

The provisions of this appendix shall apply to all proposed development in a *flood hazard area* established in Section 1612 of this code, including certain building work exempt from permit under Section 105.2. Where in conflict with either/or Part II, Chapter 14, Article I, Section 14-5 and Part II, Chapter 14, Article IX of the Code of Ordinances, the provisions of the most stringent shall apply.

Appendix G, Section G101.4, Violations, shall read as follows:

Any violation of a provision of this appendix, or failure to comply with a permit, or variance, or any requirement of this appendix, shall be handled in accordance with the Code of Ordinances of the City of Jersey Village.

Appendix G, Section G106, Variances, is deleted in its entirety.”

SECTION 4. THAT Section 14-358 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“There is hereby adopted for the city for the purpose of establishing rules and regulations for the construction and alteration of one- and two-family dwelling structures that certain code

known as the International Residential Code, 2024 edition and appendices A, B, C, D, E, G, H, I, J and K thereto, as published by the International Code Council, Inc., of which one copy is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length herein, and the provisions of such code shall be controlling in the construction of all one- and two-family structures within the city, save and except such portions of the code as may be inconsistent with this article.”

SECTION 5. THAT Section 14-359 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

The International Residential Code adopted by section 14-358 is hereby amended as set forth in this section:

Chapter 1, Scope and administration, Section R103, Code Compliance Agency, of the International Residential Code, is hereby deleted in its entirety.

Sec. R105 Permits is hereby amended to include a new subsection, Sec. R501.1.1, Additional permits. Temporary storage units and receptacles for debris and rubbish require permits, unless associated with a building permit. Where located in an area of special flood hazard areas (ASFH) special flood hazard area (SFHA), a floodplain development permit will be required.

Section R105.2 Work exempt from permit, is hereby amended to provide as follows:

1. One-story detached *accessory structures*, provided that the floor area does not exceed 200 square feet (18.58 m²)—unless located in an area of special flood hazards (ASFH) / special flood hazard area (SFHA) then a floodplain development permit will be required.
2. Fences both not over 42 inches (1067 mm) high and not over 25 lineal feet. Replacement fencing will be considered new work and must comply with the governing building, development and storm water damage and prevention codes, whether subject to permitting or not — though any fencing in an ASFH / SFHA will require a floodplain development permit.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge—though any retaining wall of any size, height, and whether or not supporting a surcharge in an ASFH / SFHA will require a floodplain development permit.
4. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1—though any water tank of any capacity or size in an ASFH / SFHA will require a floodplain development permit.
5. Flatwork in a rear yard—unless located in an ASFH / SFHA, then a floodplain development permit will be required.

6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work—unless located in an ASFH / SFHA, then a floodplain development permit will be required.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep—though any pool of any capacity or depth in an ASFH / SFHA will require a floodplain development permit.
8. Swings and other playground equipment—unless located in the regulatory floodway, then a floodplain development permit will be required.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support—though, any awning addition of any size in an ASFH / SFHA will require a floodplain development permit.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4—though any deck of any size or height in an ASFH / SFHA will require a Floodplain Development Permit.

Where located within an ASFH / SFHA, a floodplain development permit will also be required for all development, to include work involving the dwelling unit, the dwelling unit's lot, grading and outdoor storage (ex: temporary portable storage units; vehicles that aren't fully licensed and highway ready), temporary refuse containers, etc.

Section R105.2.2, Repairs, is hereby amended by adding thereto a modified opening sentence to read as follows:

Except in an ASFH / SFHA,

Section R106.2, Site Plan, is hereby amended by adding thereto new paragraphs (a), (b) and (c) to read as follows:

(a) For all building sites or lots outside and in an ASFH / SFHA according to the latest flood insurance rate map (FIRM) as established by the Federal Emergency Management Agency in the National Flood Insurance Program, an elevation certificate shall be prepared by a qualified surveyor, licensed by the State of Texas, certifying that the elevation of the first floor of the building or structure is at the required height with relation to the curb of the street and/or the base flood elevation. This certificate shall be required once the foundation is formed and ready for inspection or, in the case of pier-and-beam construction, when floor decking is installed.

(b) A survey shall be prepared by a qualified surveyor, licensed by the State of Texas, for each building site showing that the slab height or floor decking is at or above the Design Flood Elevation (DFE) and also show the distance from interior lot lines. This shall be

required at the foundation form make-up or upon completion of floor decking for pier-and-beam construction.

(c) An elevation certificate, topographical survey and civil "As-Builts" shall be prepared by a qualified surveyor, licensed by the State of Texas, for each building site or lot showing that all drainage requirements have been satisfied. This shall be required before a certificate of occupancy is issued.

Section R110.1, Exception No. 2, is hereby deleted.

Section R112, Means of Appeals, is hereby deleted in its entirety.

Section 113.4, Violation penalties, is hereby deleted in its entirety.

Chapter 3, Building Planning.

Table R301 is hereby amended to read:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPERATURE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITES					
2.5	131	NO	NO	NO	A	NEGLECTIBLE	12"	VERY HEAVY	32	NO	(SEE FOOT-NOTE G)	25 (CITY OF SUGARLAND)	68.9°

MANUAL J DESIGN CRITERIA ^a							
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
105' (BIAH)	30°	34	89	0	70	75	-
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity	
M	15 mph	7.5 mph	75	20	40	50	

or SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(4). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.

b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(5)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The outdoor design dry-bulb temperature shall be selected from the columns of 97½-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
[Also see Figure R301.2(1).]

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. Effective Flood Insurance Rate Maps (FIRMs) and effective FIRM index dates and Flood Insurance study dates.

48201CIND0G	11/15/2019
48201C0635M	6/9/2014
48201C0630M	11/15/2019
48201C0445M	5/2/2019
48201C0440N	11/15/2019

Minimum Flood Protection Elevation Regulations
See also Section 14-333 of the Code of Ordinances

Special Flood Hazard Area	Design Flood Elevation (DFE) (Freeboard Above .2%)	Foundation Type	FF Proof
Floodway	+36 inches	Pier & Beam	EC (CD, BUC, FC)
Critical Facility <i>*Located outside of A-zones, to the extent possible</i>	+36 inches	Any, unless in A-zones	EC (CD, BUC, FC)
AE	+24 Inches	Pier & Beam	EC (CD, BUC, FC)
X-Shaded	At or above the 500 yr. floodplain elevation	Any	EC (CD, BUC, FC)
X-Unshaded	No additional above .2%	Any	EC (CD, BUC, FC)

Legend:

FF= Finished Floor Elevation

EC= Elevation

Certificate

Types of EC: Construction Drawings (CD); Building Under Construction (BUC); Finished Construction (FC). The final Finished Construction EC will also verify Highest Adjacent Grade (HAG), Lowest Adjacent Grade (LAG), lowest elevation of machinery and equipment, etc.

h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

l. In accordance with Figure R301.2(5)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.

o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2(6).

Section, R305.1, Subterranean termite control methods, is hereby amended by adding thereto a modified section to read as follows:

In areas subject to damage from termites as indicated by Table R301.2(1), for all structures of 600 square feet or greater, protection shall be by one, or a combination, of the following methods:

1. Chemical termiticide treatment in accordance with Section R305.2, except an ASFH/SFHA.

R306 Flood-Resistant Construction, Section R322.1.4 Establishing the Design Flood Elevation, is hereby amended to read as follows:

See Table R301.2(1).

Section R306.1.10 As-Built Elevation Documentation, is hereby amended to read as follows:

A registered design professional shall prepare and seal a FEMA Elevation Certificate of the elevations specified in Section R306.2 or R306.3. The completed Elevation Certificate shall be provided to the Building Official and/or Floodplain Manager prior to issuance of a certificate of occupancy.

Section R306.1.6 Protection of Mechanical, Plumbing and Electrical systems, is hereby amended to read as follows:

Electrical systems, *equipment* and components; heating, ventilating, air-conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall be located at or above the elevation required in Section R322.2 or R322.3. If replaced as part of a substantial improvement, electrical systems, *equipment* and components; heating, ventilating, air-conditioning and plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall meet the requirements of this section. Systems, fixtures, and *equipment* and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

Exception: Locating electrical systems, *equipment* and components is permitted below the elevation required in Section R322.2 or R322.3 provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in accordance with ASCE 24. Electrical wiring systems are permitted to be located below the required elevation provided that they conform to the provisions of the electrical part of this code for wet locations.

Section R306.1.7 Protection of water supply and sanitary sewage systems, is hereby amended to provide for an additional last sentence:

A dwelling unit's sanitary drains, such as where the flood level rim of the plumbing fixture is below the DFE, may be placed below the DFE where the building's sanitary sewer is protected with a backflow device.

Section R306.2.1 Elevation Requirements, is hereby amended to read as follows:

1. Buildings and structures shall have the lowest floors elevated to or above the design flood elevation.
2. In areas of shallow flooding (AO and AH Zones), buildings and structures shall have the lowest floor (including basement) elevated to or above the DFE.

R317 Garages and Carports, Section R317.3 Flood Hazard Areas, is hereby amended to read as follows:

For buildings located in an area of special flood hazards (ASFH) / special flood hazard areas (SFHA) as established by the latest flood insurance rate map (FIRM) and Table R301.2(1), garage floors shall be:

1. Elevated to or above the design flood elevation as determined in Section R322; or
2. If the garage floor level is lower than the design flood elevation, the garage shall be used solely for parking, building access or storage and the floor shall be at or above grade on all sides and shall meet the requirements in Section R322, and are otherwise constructed in accordance with this code. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.

Chapter 5, Floors, R506.3.1 Concrete Floors, is hereby amended to read as follows:

Fill material, when utilized in full compliance with other provisions of the code, shall be free of vegetation and foreign material. All fill shall be compacted to assure uniform support of the slab.

Chapter 33, Storm Drainage, P3302.1 Area Drainage, is hereby amended to read as follows:

1. Storm water flows shall be contained within the property and discharged to a public right-of-way. Acceptable methods to contain flows include use of adequately sized swales, curbs, area inlets, or methods that will contain flows on the development parcel and prevent spill over onto adjacent private property. Fence lines shall be designed to avoid impeding storm water flows within the side lot swales. All swales must be contained within the development parcel unless a recorded easement is provided.
2. Storm water flows up to the city's design storm shall not go onto an adjacent private property without a drainage easement recorded at the Harris County Clerk's office. No private agreements between property owners will be allowed unless recorded at the county clerk's office and approved by the city.

3. The use of *French* drains are not permissible as a drainage element to contain and convey flows to public rights-of-way.

4. Area drains shall have a minimum grate size of 12 inches by 12 inches and be designed to accommodate the full design storm. Cleanouts shall be provided at all junctions and at every bend.

5. For single family residential developments, roof drains may be tied into a storm sewer system. All tie in points shall be identified on the construction plans. A minimum pipe diameter of four inches shall be allowed for one roof drain. A minimum pipe diameter of six inches shall be allowed for up to four roof drains. For all other land uses, roof drains shall be properly sized by a registered engineer or architect. The minimum pipe sizes listed for single family developments shall also be used.

Section P3303 Sumps and Pumping Systems. The sump pump, pit and discharge piping shall conform to Sections P3303.1.1 through P3303.1.4.

P3304 Materials. Piping and fittings shall meet the requirements of Sections P3002.1, P3002.2, P3002.3 and P3003. Discharge piping shall include an accessible full flow check valve. Pipe and fittings shall be the same size as, or larger than, pump discharge tapping.

Appendix BO, Existing Buildings and Structures, Section BO102.7 Flood hazard areas is hereby amended by adding new paragraphs (a), (b), (c), (d) and (e) to read as follows:

Work performed in existing buildings located in a flood hazard area as established by Table R301.2(1) shall be subject to the provisions of Section R105.3.1.1, and

(a) If, within any 12-month period, alterations, additions, renovations, repairs or any combination thereof, costing in excess of 50 percent of the then physical value of the building are made to an existing building in the floodplain, such building and associated mechanical, electrical, plumbing and fuel gas equipment, fixtures and appurtenances shall be made to conform to the requirements of this Code for new buildings in regards to the design flood elevation (DFE).

(b) If an existing building is damaged by fire or otherwise in excess of 50 percent of its then physical value before such damage is repaired, it shall be made to conform to the requirements of this Code for new buildings, except in regards to slab height, where the structure is located outside the floodplain, the footprint is not modified and the slab is intact.

(c) [Reserved.]

(d) For the purpose of this section physical value of the building shall be its appraised value as shown on the city's latest tax roll or the value of the building from an appraisal by an independent professional appraiser. Alternatively, upon filing for an appeal to

the floodplain manager, a professional market appraisal for the pre-event evaluation, assessed post-event, may be submitted for review.

(e) The following are authorized: Repair and alterations, not covered by the preceding paragraphs of this section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this code or in such manner as will not extend or increase the same kind of materials as those of which the building is constructed; but not more than 25 percent of the roof covering of a building shall be replaced in any period of 12 months unless the entire roof covering is made to conform with the requirements of this code for new buildings and, where warranted, with the applicable permits.”

SECTION 6. THAT Section 14-551(a) of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“There are hereby adopted for the city for the purpose of establishing minimum standards for plumbing installations within the city those certain codes known as the International Plumbing Code and the International Fuel Gas Code, 2024 editions and all appendices thereto, as published by the International Code Council, Inc., of which one copy of each is filed with the city secretary, save and except such portions as are hereinafter deleted, modified, added or amended in sections 14-552 and 14-553. The codes are hereby adopted and incorporated as fully as if set out at length in this section, and the provisions of such code shall be controlling in all plumbing installations within the city, save and except such portions of such codes as may be inconsistent with this article.”

SECTION 7. THAT Section 14-553 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“Chapter 1, Scope and administration, Section 103, Department of plumbing inspection, of the International Plumbing Code is hereby deleted in its entirety.

Section 103, Department of inspection, of the International Fuel Gas Code is hereby deleted in its entirety.

Section 114.4, Violation penalties, of the International Plumbing Code and Section 113.4, Violation penalties, of the International Fuel Gas Code is hereby deleted in its entirety.

Chapter 1, Section 112, Means of appeals, of the International Plumbing Code and the International Fuel Gas Code is hereby deleted in its entirety.

Chapter 6, Water supply and distribution, Section 605.1, is hereby amended to provide as follows:

The installation of a water service or water distribution pipe shall be Type K, sleeved through concrete slabs with pipe insulation (to maintain the vapor barrier) and shall be prohibited in soil and ground water contaminated with solvents, fuels, organic compounds

or other detrimental materials causing permeation, corrosion, degradation or structural failure of the piping material. Where detrimental conditions are suspected, a chemical analysis of the soil and ground water conditions shall be required to ascertain the acceptability of the water service or water distribution piping material for the specific installation. Where detrimental conditions exist, *approved* alternative materials or routing shall be required.

Appendix A of the International Plumbing Code is hereby deleted.”

SECTION 8. THAT Section 14-611(a) of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“There is hereby adopted for the city for the purpose of establishing minimum standards for the installation, maintenance, repair and construction of heating, air conditioning, cooling and ventilation systems, devices and appliances that certain code known as the International Mechanical Code, 2024 edition, and appendix A, as published by the International Code Council, Inc., save and except such portions as are deleted, modified, added or amended. A copy of such code is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length in this section, and the provisions of the code shall be controlling in the installation, construction, maintenance and repair of mechanical systems within the city, save and except such portions of the code as may be inconsistent with this article.”

SECTION 9. THAT Section 14-612 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“*Section 114.4, Violation penalties*, is hereby deleted in its entirety.

Section 112, Means of appeal, is hereby deleted in its entirety.”

SECTION 10. THAT Section 14-627 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“There is hereby adopted the International Swimming Pool and Spa Code 2024 edition, of which one copy is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length in this section, and the provisions thereof shall be controlling in the installation, construction, maintenance and repair of swimming pools within the city, save and except such portions of such code as may be inconsistent with this article.”

SECTION 11. THAT Section 14-651 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“There is hereby adopted that certain code known as the International Energy Conservation Code, 2024 edition, as published by the International Code Council, Inc., of which one copy is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length herein, and the provisions of such code shall be controlling in the construction of all structures within the city, save and except such portions of the code as may be inconsistent with this chapter.”

SECTION 12. THAT Section 14-652 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“Section C110, Board of appeals, is hereby deleted in its entirety.

Section R110, Board of appeals, is hereby deleted in its entirety.”

SECTION 13. THAT Section 14-416 of the Code of Ordinances, City of Jersey Village, Texas is hereby repealed in its entirety and replaced to read as follows:

“There is hereby adopted for the city for the purpose of establishing minimum standards for the installation and construction of electrical wiring, devices and equipment that certain electrical code known as the National Electrical Code, 2023 edition, with all amendments and appendices thereto, as published by the National Fire Protection Association, save and except such portions as are deleted, modified, added or amended, of which one copy is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length in this section, and the provisions of such code shall be controlling in all electrical installations and construction within the city; save and except such portions of such code as may be inconsistent with this article.”

SECTION 14. THAT all ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict only.

SECTION 15. THAT if any word, phrase, clause, sentence, paragraph, section or other part of this Ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this Ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this Ordinance to any other persons or circumstances, shall be affected thereby.

SECTION 16. THAT this Ordinance shall become effective as of the date of its passage and approval by the Council.

PASSED, APPROVED, AND ADOPTED this 19th day of August 2024.

FOR THE CITY:

s/BOBBY WARREN, MAYOR

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A: “RED-LINED” CHANGES TO CODE PROVISIONS

Sec. 14-351. Adoption.

There is hereby adopted for the city for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures that certain building code known as the "International Building Code," ~~2018~~ 2024 edition and appendices C, E, F, G and I thereto, as published by the International Code Council, Inc., save and except such portions as are deleted, modified, added or amended as enumerated herein, of which one copy is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length herein, and the provisions of such code shall be controlling in the construction of all buildings and other structures within the city, save and except such portions of such code as may be inconsistent with this article.

Sec. 14-353. Local amendments to the International Building Code.

The International Building Code adopted by section 14-351 is hereby amended as set forth in this section:

Chapter 1, Scope and Application, Section 103, ~~Department of building safety Code Compliance Agency,~~ is hereby deleted in its entirety.

Section 105.2 Work exempt from permit is hereby amended by adding thereto modified paragraphs to read as follows:

Building:" ...

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²) - unless located within an Area of Special Flood Hazards.
2. Fences both not over 42 inches (1067 mm) high and not over 25 lineal feet. Replacement fencing will be considered new work and must comply with the governing building, development and storm water damage and prevention codes, whether subject to permitting or not.
3. Oil derricks - unless located within an Area of Special Flood Hazards.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids - unless located within an Area of Special Flood Hazards.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1 - unless located within an Area of Special Flood Hazards.
6. Flatwork in a rear yard that is not part of an accessible route in 1 & 2 Family structures..."
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work - unless located within an Area of Special Flood Hazards.
8. Temporary motion picture, television and theater stage sets and scenery - unless located within an Area of Special Flood Hazards.
9. Prefabricated *swimming pools* that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground - unless located within an Area of Special Flood Hazards.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems - unless located in the regulatory floodway.

11. Swings and other playground equipment - unless located in the regulatory floodway.
12. Window awnings in Group U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.

Section 105.2.3 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof - to include suspended acoustical ceiling modifications - the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

Section 107.2.6 Site Plan is hereby amended by adding thereto new paragraphs to read as follows:

- (a) For all building sites or lots outside and within the 100-year floodplain according to the latest flood insurance rate map as established by the Federal Emergency Management Agency in the National Flood Insurance Program, an elevation certificate shall be prepared by a qualified surveyor, licensed by the State of Texas, certifying that the elevation of the first floor of the building or structure is at the required height with relation to the curb of the street and/or the base flood elevation. This certificate shall be required once the foundation is formed and ready for inspection.
- (b) A survey shall be prepared by a qualified surveyor, licensed by the State of Texas, for each building site showing that the slab height is at or above the DFE and the distance from interior lot lines. This shall be required at the foundation form make-up or upon completion of sub-flooring framing for pier-and-beam construction.
- (c) An elevation survey shall be prepared by a qualified surveyor, licensed by the State of Texas, for each building site or lot showing that all drainage requirements have been satisfied. This shall be required before a certificate of occupancy is issued.

Section 113, ~~Board of Appeals Means of Appeals~~, is hereby deleted in its entirety.

Section 114.4, Violation penalties, is hereby deleted in its entirety.

Chapter 7, Fire-Resistance-Rated Construction, is hereby amended by adding Section 723, Townhouse Fire Separation, to provide as follows:

Each townhouse shall be considered a separate building and shall be separated from adjoining townhouses by the use of separate exterior walls meeting the requirements for zero clearance from property lines as required by the type of construction and fire protection requirements, or by a party wall; or when not more than three stories in height, may be separated by a single wall meeting the following requirements:

- (1) A firewall shall be constructed of noncombustible materials between each townhouse with a party wall, such as solid masonry, hollow masonry or reinforced concrete or equal where approved by the building official, having no openings and having a fire-resistive rating of not less than four hours, and having sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall. Firewalls may be loadbearing or nonloadbearing; however, recesses may be cut into firewalls so long as the four-hour fire-resistive rating is not reduced. Plumbing, piping, ducts, electrical or other building services shall not be installed within or through the four-hour wall.
- (2) Firewalls shall start at the foundation and extend continuously through all stories to and above the roof for a distance of not less than 18 inches, except where the roof assembly is of fire-resistive construction having not less than a two-hour fire-resistive rating and the wall is carried up tightly and continuously against the underside of the roof deck.
- (3) For townhouses to be built in a straight-line configuration, that is the units are not staggered either along front or rear walls or rooflines, then in such event the firewalls shall be extended 18 inches

beyond the front and rear exterior walls of the common units they protect, and 24 inches above the common roof they protect. For townhouses to be built in a staggered configuration, either front or rear, the firewall shall extend at least 18 inches beyond the adjoining exterior wall. For townhouses which are to be built with staggered rooflines, the firewall shall extend beyond the roofline of the highest of two adjacent roofs unless the elevation of the adjoining rooflines are less than 24 inches apart in which event the firewall shall extend at least 18 inches above the highest of the two adjoining roofs. The extended portion of any firewall required herein shall comply with the requirements of a firewall as set forth in subsection (1) of section 705. In no event shall the extended portion of any firewall required by this subsection which would otherwise be exposed be covered or have attached thereto combustible materials.

- (4) Roof construction of all townhouses and patio homes shall be of metal, slate, tile or fire-retardant fiberglass 225-pound composition shingles or approved equal.

Section 903 Automatic Sprinkler Systems.

903.1.1 of the International Building Code is hereby amended to provide as follows:

Section 903.1.1.1 Exempt Locations. Automatic sprinklers may not be required with the approval of the fire code official in certain rooms or areas located within a structure

903.2. Where required. Approved automatic sprinkler systems shall be installed throughout all levels to which access is granted of all new Group A, B, E, F, H, I, M, R, S and U occupancies when the building square footage is 3000 square feet or more. In accordance with section 903, and the fire department interpretation and as set in this section, fire walls shall not be added with the intent of separating or dividing a structure for purposes of not installing a fire sprinkler system.

Exceptions: Automatic fire sprinklers are not required in the following open structures: Pavilions, open gazebos, detached canopies or open parking garages as defined by the Building Code. Except for parking garages, open structures shall have a minimum of seventy (70) percent clear opening on all sides.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all Group F occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.5 Group H. Automatic sprinkler systems shall be provided throughout all high-hazard occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.6 Group I. An automatic sprinkler system shall be provided throughout all Group I occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all Group M occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.8 Group R. An automatic sprinkler system shall be provided throughout all Group R occupancies in accordance with NFPA 13,13-R or 13-D installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all Group S-1 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all Group S-2 occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.2.13 Group B. Is added to the International Building Code: An automatic sprinkler system shall be installed throughout all Group B occupancies in accordance with NFPA 13 installation of sprinkler systems and section 903.2 of the fire department interpretation.

903.3 Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with NFPA 13, 13-R, 13-D installation of sprinkler systems as modified by the fire department interpretation and applications manual.

~~903.3.6 Hose threads. Fire hose threads and fittings used in connection with automatic sprinkler systems shall be national standard thread (NST). Fire Department Connection shall be a 5-inch Storz connection.~~

903.3.7 Fire department connections. The fire department connections shall be located in accordance with section 912 or as approved by the fire code official.

Section 903.4 of the International Building Code is hereby amended to provide as follows:

Section 903.4, Sprinkler System supervision and alarms. All valves controlling the water supply for automatic sprinkler systems shall be electrically supervised. Valves located in a secure location, under the supervision of the property owner, may be supervised in accordance with NFPA 13.

Exceptions: Automatic sprinkler systems protecting one and two-family dwellings. Limited area systems serving fewer than 20 sprinklers. Automatic sprinkler systems installed in accordance with 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided. Jockey pump control valves that are sealed or locked in the open position. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

Section ~~903.4.2~~ 903.4.3 of the International Building Code is hereby amended to provide as follows:

Section ~~903.4.2~~ 903.4.3 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building, in an approved location. When water flow supervisions is provided, alarm devices shall be located within the interior of the building to provide an internal evacuation signal throughout the building. Groups R-1, R-2 and Condominiums shall be provided with an alarm signal device in each unit to provide an internal evacuation signal. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Section 905.3 of the International Building Code is hereby amended to provide as follows:

Section 905.3. Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.6 and in the locations indicated in Sections 905.4, 905.5, 905.6 and in open or closed automobile parking garages, as defined by the Building Code. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 907.2 of the International Building Code is hereby amended to provide as follows:

907.2 Where Required—New buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures.

Chapter 9 is hereby amended by adding Section 908.3 as follows:

Section 908.3. In dwellings and dwelling units, smoke detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each group of rooms used for sleeping purposes and in each sleeping room, and, in dwellings or dwelling units containing more than one story, on each story including basements, but not including uninhabitable attics, in close proximity to the stairway leading to the floor above.

Required smoke detectors shall be wired to the structure's electrical system and shall have battery backup. Required smoke detectors shall be connected so that when one alarm sounds all alarms sound.

Section 912.1 of the International Building Code is hereby amended to provide as follows:

Section 912.1, Installation. New Fire department connections shall be installed in accordance with NFPA standard applicable to the system design. The connection shall be a 5 inch Storz connection and shall comply with sections 912.2 through 912.6

Section 912.3 of the International Building Code is hereby amended to provide as follows:

912.3 Fire Hose threads. Fire hose threads and fittings used in connection with automatic sprinkler systems shall be national standard thread (NST). Fire Department Connection shall be a 5 inch Storz connection.

Section 1612.3, Establishment of flood hazard areas, is hereby amended to read as follows:

48201CIND0G	11/15/2019
48201C0635M	6/9/2014
48201C0630M	11/15/2019
48201C0445M	5/2/2019
48201C0440N	11/15/2019

Minimum Flood Protection Elevation Regulations

See also Section 14-333 of the Code of Ordinances

Special Flood Hazard Area	Design Flood Elevation (DFE) (Freeboard Above .2%)	Foundation Type	FF Proof
Floodway	+36 inches	Pier & Beam	EC (CD, BUC, FC)
Critical Facility	+36 inches	Any, unless in A-zones	EC (CD, BUC, FC)
<i>*Located outside of A-zones, to the extent possible</i>			
AE	+24 Inches	Pier & Beam	EC (CD, BUC, FC)
X-Shaded	At or above the 500 yr. floodplain elevation	Any	EC (CD, BUC, FC)
X-Unshaded	No additional above .2%	Any	EC (CD, BUC, FC)

Legend:

FF= Finished Floor

Elevation

EC= Elevation Certificate

Types of EC: Construction Drawings (CD); Building Under Construction (BUC); Finished Construction (FC). The final Finished Construction EC will also verify Highest Adjacent Grade (HAG), Lowest Adjacent Grade (LAG), lowest elevation of machinery and equipment, etc.

See minimum flood elevation protection graphics at Section 14-334 of the Code of Ordinances.

Chapter 23, to the extent of conflict with the following provisions, is hereby deleted.

- (1) All walls where plumbing drain, waste and vent lines are located shall be two-inch by six-inch sized lumber minimum.
- (2) All framing shall be no more than 16 inches on center including rafters, joists and vertical framing.
- (3) All lumber, including rafters, joists and vertical framing, shall be number 2 grade minimum. Utility grade lumber is not allowed.

Chapter 34, Reserved, is hereby amended to read as follows:

Chapter 34, Existing Structures, is hereby amended to read as follows:

- (a) If, within any 12-month period, alterations, additions, renovations, repairs, or any combination thereof, costing in excess of 50 percent of the then physical value of the building are made to an existing building in the floodplain, such building and associated mechanical, electrical, plumbing and fuel gas equipment, fixtures and appurtenances shall be made to conform to the requirements of this code for new buildings in regards to the Design Flood Elevation (DFE).
- (b) If an existing building is damaged by fire or otherwise in excess of 50 percent of its then physical value before such damage is repaired, it shall be made to conform to the requirements of this code for new buildings, except in regards to slab height, where the structure is located outside the floodplain, the footprint is not modified and the slab is intact.
- (c) [Reserved.]
- (d) For the purpose of this section physical value of the building shall be its appraised value as shown on the city's latest tax roll or the value of the building from an appraisal by an independent professional appraiser. Alternatively, upon filing for an appeal to the floodplain manager, a professional market appraisal for the pre-event evaluation, assessed post-event, may be submitted for review.
- (e) If the occupancy of any existing building is entirely changed the building shall be made to conform to the requirements of this code for the new occupancy. If the occupancy of only a portion of an existing building is changed and that portion is separated from the remainder as stipulated in Chapter 3, then only such portion need be made to conform.
- (f) The following are authorized: Repair and alterations, not covered by the preceding paragraphs of this section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this code or in such manner as will not extend or increase the same kind of materials as those of which the building is constructed; but not more than 25 percent of the roof covering of a building shall be replaced in any period of 12 months unless the entire roof covering is made to conform with the requirements of this Code for new buildings and, where warranted, with the applicable permits.

Appendix G, Section G101.3, Scope, is hereby amended to provide as follows:

The provisions of this appendix shall apply to all proposed development in a *flood hazard area* established in Section 1612 of this code, including certain building work exempt from permit under Section 105.2. Where in conflict with either/or Part II, Chapter 14, Article I, Section 14-5 and Part II, Chapter 14, Article IX of the Code of Ordinances, the provisions of the most stringent shall apply.

Appendix G, Section ~~G104~~ G101.4, Violations, shall read as follows:

Any violation of a provision of this appendix, or failure to comply with a permit, or variance, or any requirement of this appendix, shall be handled in accordance with the Code of Ordinances of the City of Jersey Village.

Appendix G, Section ~~G105~~ G106, Variances, is deleted in its entirety.

Sec. 14-358. Adoption of residential code.

There is hereby adopted for the city for the purpose of establishing rules and regulations for the construction and alteration of one- and two-family dwelling structures that certain code known as the International Residential Code, ~~2018~~ 2024 edition and appendices A, B, C, D, E, G, H, I, J and K thereto, as published by the International Code Council, Inc., of which one copy is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length herein, and the provisions of such code shall be controlling in the construction of all

one- and two-family structures within the city, save and except such portions of the code as may be inconsistent with this article.

Sec. 14-359. Local amendments to the International Residential Code.

The International Residential Code adopted by section 14-358 is hereby amended as set forth in this section:

Chapter 1, Scope and administration, Section R103, ~~Department of building safety Code Compliance Agency~~, of the International Residential Code, is hereby deleted in its entirety.

~~*Section R104.10.1 Flood hazard areas, is deleted in its entirety.*~~

Sec. R105 Permits is hereby amended to include a new subsection, Sec. R501.1.1, Additional permits.

Temporary storage units and receptacles for debris and rubbish require permits, unless associated with a building permit. Where located in an area of special flood hazard areas (ASFH) special flood hazard area (SFHA), a floodplain development permit will be required.

Section R105.2 Work exempt from permit, is hereby amended to provide as follows:

1. One-story detached *accessory structures*, provided that the floor area does not exceed 200 square feet (18.58 m²)—unless located in an area of special flood hazards (ASFH) / special flood hazard area (SFHA) then a floodplain development permit will be required.
2. Fences both not over 42 inches (1067 mm) high and not over 25 lineal feet. Replacement fencing will be considered new work and must comply with the governing building, development and storm water damage and prevention codes, whether subject to permitting or not — though any fencing in an ASFH / SFHA will require a floodplain development permit.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge—though any retaining wall of any size, height, and whether or not supporting a surcharge in an ASFH / SFHA will require a floodplain development permit.
4. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1—though any water tank of any capacity or size in an ASFH / SFHA will require a floodplain development permit.
5. Flatwork in a rear yard—unless located in an ASFH / SFHA, then a floodplain development permit will be required.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work—unless located in an ASFH / SFHA, then a floodplain development permit will be required.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep—though any pool of any capacity or depth in an ASFH / SFHA will require a floodplain development permit.
8. Swings and other playground equipment—unless located in the regulatory floodway, then a floodplain development permit will be required.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support—though, any awning addition of any size in an ASFH / SFHA will require a floodplain development permit.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4—though any deck of any size or height in an ASFH / SFHA will require a Floodplain Development Permit.

Where located within an ASFH / SFHA, a floodplain development permit will also be required for all development, to include work involving the dwelling unit, the dwelling unit's lot, grading and outdoor storage (ex:

temporary portable storage units; vehicles that aren't fully licensed and highway ready), temporary refuse containers, etc.

Section R105.2.2, *Repairs*, is hereby amended by adding thereto a modified opening sentence to read as follows:

Except in an ASFH / SFHA,

Section R106.2, *Site Plan*, is hereby amended by adding thereto new paragraphs (a), (b) and (c) to read as follows:

- (a) For all building sites or lots outside and in an ASFH / SFHA according to the latest flood insurance rate map (FIRM) as established by the Federal Emergency Management Agency in the National Flood Insurance Program, an elevation certificate shall be prepared by a qualified surveyor, licensed by the State of Texas, certifying that the elevation of the first floor of the building or structure is at the required height with relation to the curb of the street and/or the base flood elevation. This certificate shall be required once the foundation is formed and ready for inspection or, in the case of pier-and-beam construction, when floor decking is installed.
- (b) A survey shall be prepared by a qualified surveyor, licensed by the State of Texas, for each building site showing that the slab height or floor decking is at or above the Design Flood Elevation (DFE) and also show the distance from interior lot lines. This shall be required at the foundation form make-up or upon completion of floor decking for pier-and-beam construction.
- (c) An elevation certificate, topographical survey and civil "As-Builts" shall be prepared by a qualified surveyor, licensed by the State of Texas, for each building site or lot showing that all drainage requirements have been satisfied. This shall be required before a certificate of occupancy is issued.

Section R110.1, *Exception No. 2*, is hereby deleted.

Section R112, ~~**Board of Appeals Means of Appeals**~~, is hereby deleted in its entirety.

~~**Section 113.4, Violation penalties, is hereby deleted in its entirety.**~~

Chapter 3, *Building Planning*,

Table R301 is hereby amended to read:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDER-LAYMENT REQUIRED ^h	FLOOD HAZARDS ^e	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
2.5	131	NO	NO	NO	A	Negligible	12"	Very Heavy	32	No	(See Foot-note g)	25 (City of Sugarland)	68.9°

MANUAL J DESIGN CRITERIA ⁿ							
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
105' (BIAH)	30°	34	89	0	70	75	-
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity	
M	15 mph	7.5 mph	75	20	40	50	

or SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(4). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(5)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97½-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official. [Also see Figure R301.2(1).]
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. Effective Flood Insurance Rate Maps (FIRMs) and effective FIRM index dates and Flood Insurance study dates.

48201CIND0G	11/15/2019
48201C0635M	6/9/2014
48201C0630M	11/15/2019
48201C0445M	5/2/2019
48201C0440N	11/15/2019

Minimum Flood Protection Elevation Regulations
See also Section 14-333 of the Code of Ordinances

Special Flood Hazard Area	Design Flood Elevation (DFE) (Freeboard Above .2%)	Foundation Type	FF Proof
Floodway	+36 inches	Pier & Beam	EC (CD, BUC, FC)
Critical Facility <i>*Located outside of A-zones, to the extent possible</i>	+36 inches	Any, unless in A-zones	EC (CD, BUC, FC)
AE	+24 Inches	Pier & Beam	EC (CD, BUC, FC)
X-Shaded	At or above the 500 yr. floodplain elevation	Any	EC (CD, BUC, FC)
X-Unshaded	No additional above .2%	Any	EC (CD, BUC, FC)

Legend:
 FF= Finished Floor Elevation
 EC= Elevation Certificate

Types of EC: Construction Drawings (CD); Building Under Construction (BUC); Finished Construction (FC). The final Finished Construction EC will also verify Highest Adjacent Grade (HAG), Lowest Adjacent Grade (LAG), lowest elevation of machinery and equipment, etc.

h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

l. In accordance with Figure R301.2(5)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.

o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2(6).

Section, R305.1, Subterranean termite control methods, is hereby amended by adding thereto a modified section to read as follows:

In areas subject to damage from termites as indicated by Table R301.2(1), for all structures of 600 square feet or greater, protection shall be by one, or a combination, of the following methods:

1. Chemical termiticide treatment in accordance with Section R305.2, except an ASFH/ SFHA.

R306 Flood-Resistant Construction, Section R322.1.4 Establishing the Design Flood Elevation, is hereby amended to read as follows:

See Table R301.2(1).

Section R306.1.10 As-Built Elevation Documentation, is hereby amended to read as follows:

A registered design professional shall prepare and seal a FEMA Elevation Certificate of the elevations specified in Section R306.2 or R306.3. The completed Elevation Certificate shall be provided to the Building Official and/or Floodplain Manager prior to issuance of a certificate of occupancy.

Section R306.1.6 Protection of Mechanical, Plumbing and Electrical systems, is hereby amended to read as follows:

Electrical systems, *equipment* and components; heating, ventilating, air-conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall be located at or above the elevation required in Section R322.2 or R322.3. If replaced as part of a substantial improvement, electrical systems, *equipment* and components; heating, ventilating, air-conditioning and plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall meet the requirements of this section. Systems, fixtures, and *equipment* and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

Exception: Locating electrical systems, *equipment* and components is permitted below the elevation required in Section R322.2 or R322.3 provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in accordance with ASCE 24. Electrical wiring systems are permitted to be located below the required elevation provided that they conform to the provisions of the electrical part of this code for wet locations.

Section R306.1.7 Protection of water supply and sanitary sewage systems, is hereby amended to provide for an additional last sentence:

A dwelling unit's sanitary drains, such as where the flood level rim of the plumbing fixture is below the DFE, may be placed below the DFE where the building's sanitary sewer is protected with a backflow device.

Section R306.2.1 Elevation Requirements, is hereby amended to read as follows:

1. Buildings and structures shall have the lowest floors elevated to or above the design flood elevation.
2. In areas of shallow flooding (AO and AH Zones), buildings and structures shall have the lowest floor (including basement) elevated to or above the DFE

~~Section R309.5 "Fire Sprinklers." is deleted.~~

~~R309 R317~~ Garages and Carports, Section ~~R309.3 R317.3~~ Flood Hazard Areas, is hereby amended to read as follows:

For buildings located in an area of special flood hazards (ASFH) / special flood hazard areas (SFHA) as established by the latest flood insurance rate map (FIRM) and Table R301.2(1), garage floors shall be:

1. Elevated to or above the design flood elevation as determined in Section R322; or
2. If the garage floor level is lower than the design flood elevation, the garage shall be used solely for parking, building access or storage and the floor shall be at or above grade on all sides and shall meet the requirements in Section R322, and are otherwise constructed in accordance with this code. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.

Chapter 5, Floors, ~~R506.2.1 R506.3.1~~ Concrete Floors, is hereby amended to read as follows:

Fill material, when utilized in full compliance with other provisions of the code, shall be free of vegetation and foreign material. All fill shall be compacted to assure uniform support of the slab.

Chapter 33, Storm Drainage, P3302.1 Area Drainage, is hereby amended to read as follows:

1. Storm water flows shall be contained within the property and discharged to a public right-of-way. Acceptable methods to contain flows include use of adequately sized swales, curbs, area inlets, or methods that will contain flows on the development parcel and prevent spill over onto adjacent private property. Fence lines shall be designed to avoid impeding storm water flows within the side lot swales. All swales must be contained within the development parcel unless a recorded easement is provided.
2. Storm water flows up to the city's design storm shall not go onto an adjacent private property without a drainage easement recorded at the Harris County Clerk's office. No private agreements between property owners will be allowed unless recorded at the county clerk's office and approved by the city.
3. The use of *French* drains are not permissible as a drainage element to contain and convey flows to public rights-of-way.
4. Area drains shall have a minimum grate size of 12 inches by 12 inches and be designed to accommodate the full design storm. Cleanouts shall be provided at all junctions and at every bend.
5. For single family residential developments, roof drains may be tied into a storm sewer system. All tie in points shall be identified on the construction plans. A minimum pipe diameter of four inches shall be allowed for one roof drain. A minimum pipe diameter of six inches shall be allowed for up to four roof drains. For all other land uses, roof drains shall be properly sized by a registered engineer or architect. The minimum pipe sizes listed for single family developments shall also be used.

Section P3303 Sumps and Pumping Systems. The sump pump, pit and discharge piping shall conform to Sections P3303.1.1 through P3303.1.4.

~~P3303.1.1 Pump Capacity and Head. The sump pump shall be of a capacity and head appropriate to anticipated use requirements.~~

~~P3303.1.2 Sump Pit. The sump pit shall be not less than 18 inches (457 mm) in diameter and 24 inches (610 mm) deep, unless otherwise approved. The pit shall be accessible and located so that all drainage flows into the pit by gravity. The sump pit shall be constructed of tile, steel, plastic, cast iron, concrete or other approved~~

~~material, with a removable cover adequate to support anticipated loads in the area of use. The pit floor shall be solid and provide permanent support for the pump.~~

~~P3303.1.3 Electrical. Electrical outlets shall meet the requirements of Chapters 34 through 43.~~

P3304 Materials. Piping and fittings shall meet the requirements of Sections P3002.1, P3002.2, P3002.3 and P3003. Discharge piping shall include an accessible full flow check valve. Pipe and fittings shall be the same size as, or larger than, pump discharge tapping.

The International Residential Code adopted by section 14-358 is hereby amended as set forth in this section:

~~Appendix J Appendix BO, Existing Buildings and Structures, Section A102.5 B0102.7~~ Flood hazard areas is hereby amended by adding new paragraphs (a), (b), (c), (d) and (e) to read as follows:

Work performed in existing buildings located in a flood hazard area as established by Table R301.2(1) shall be subject to the provisions of Section R105.3.1.1, and

- (a) If, within any 12-month period, alterations, additions, renovations, repairs or any combination thereof, costing in excess of 50 percent of the then physical value of the building are made to an existing building in the floodplain, such building and associated mechanical, electrical, plumbing and fuel gas equipment, fixtures and appurtenances shall be made to conform to the requirements of this Code for new buildings in regards to the design flood elevation (DFE).
- (b) If an existing building is damaged by fire or otherwise in excess of 50 percent of its then physical value before such damage is repaired, it shall be made to conform to the requirements of this Code for new buildings, except in regards to slab height, where the structure is located outside the floodplain, the footprint is not modified and the slab is intact.
- (c) [Reserved.]
- (d) For the purpose of this section physical value of the building shall be its appraised value as shown on the city's latest tax roll or the value of the building from an appraisal by an independent professional appraiser. Alternatively, upon filing for an appeal to the floodplain manager, a professional market appraisal for the pre-event evaluation, assessed post-event, may be submitted for review.
- (e) The following are authorized: Repair and alterations, not covered by the preceding paragraphs of this section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this code or in such manner as will not extend or increase the same kind of materials as those of which the building is constructed; but not more than 25 percent of the roof covering of a building shall be replaced in any period of 12 months unless the entire roof covering is made to conform with the requirements of this code for new buildings and, where warranted, with the applicable permits.

Sec. 14-551. Codes adopted.

- (a) There are hereby adopted for the city for the purpose of establishing minimum standards for plumbing installations within the city those certain codes known as the International Plumbing Code and the International Fuel Gas Code, ~~2018-2024~~ editions and all appendices thereto, as published by the International Code Council, Inc., of which one copy of each is filed with the city secretary, save and except such portions as are hereinafter deleted, modified, added or amended in sections 14-552 and 14-553. The codes are hereby adopted and incorporated as fully as if set out at length in this section, and the provisions of such code shall be controlling in all plumbing installations within the city, save and except such portions of such codes as may be inconsistent with this article.

Sec. 14-553. Local amendments.

Chapter 1, Scope and administration, Section 103, Department of plumbing inspection, of the International Plumbing Code is hereby deleted in its entirety.

Section 103, Department of inspection, of the International Fuel Gas Code is hereby deleted in its entirety.

Section ~~108.4~~ 114.4, Violation penalties, of the International Plumbing Code and *Section 113.4, Violation penalties, of* the International Fuel Gas Code is hereby deleted in its entirety.

Chapter 1, ~~Administration and enforcement, Section 109, Section 112, Means of appeals,~~ of the International Plumbing Code and the International Fuel Gas Code is hereby deleted in its entirety.

Chapter 6, Water supply and distribution, Section 605.1, is hereby amended to provide as follows:

The installation of a water service or water distribution pipe shall be Type K, sleeved through concrete slabs with pipe insulation (to maintain the vapor barrier) and shall be prohibited in soil and ground water contaminated with solvents, fuels, organic compounds or other detrimental materials causing permeation, corrosion, degradation or structural failure of the piping material. Where detrimental conditions are suspected, a chemical analysis of the soil and ground water conditions shall be required to ascertain the acceptability of the water service or water distribution piping material for the specific installation. Where detrimental conditions exist, *approved* alternative materials or routing shall be required.

Appendix A of the International Plumbing Code is hereby deleted.

Sec. 14-611. Adoption of code.

- (a) There is hereby adopted for the city for the purpose of establishing minimum standards for the installation, maintenance, repair and construction of heating, air conditioning, cooling and ventilation systems, devices and appliances that certain code known as the International Mechanical Code, ~~2018~~ 2024 edition, and appendix A, as published by the International Code Council, Inc., save and except such portions as are deleted, modified, added or amended. A copy of such code is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length in this section, and the provisions of the code shall be controlling in the installation, construction, maintenance and repair of mechanical systems within the city, save and except such portions of the code as may be inconsistent with this article.

Sec. 14-612. Local amendments.

~~*Chapter 1, Section 103, Department of mechanical inspection, is hereby deleted in its entirety.*~~

~~*Section ~~108.4~~ 114.4, Violation penalties,* is hereby deleted in its entirety.~~

~~*Section ~~109~~ 112, Means of appeal,* is hereby deleted in its entirety.~~

Sec. 14-627. Adoption of code.

There is hereby adopted the International Swimming Pool and Spa Code ~~2018~~ 2024 edition, of which one copy is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length in this section, and the provisions thereof shall be controlling in the installation, construction, maintenance and repair of swimming pools within the city, save and except such portions of such code as may be inconsistent with this article.

Sec. 14-416. National Electrical Code adopted.

(a) There is hereby adopted for the city for the purpose of establishing minimum standards for the installation and construction of electrical wiring, devices and equipment that certain electrical code known as the National Electrical Code, ~~2017~~ **2023** edition, with all amendments and appendices thereto, as published by the National Fire Protection Association, save and except such portions as are deleted, modified, added or amended, of which one copy is filed with the city secretary. The code is hereby adopted and incorporated as fully as if set out at length in this section, and the provisions of such code shall be controlling in all electrical installations and construction within the city; save and except such portions of such code as may be inconsistent with this article.