



NOTICE OF A MEETING

(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

NOTICE is hereby given that the City of Jersey Village Building Board of Adjustment and Appeals will hold a meeting on August 7, 2024 at 6:00 p.m. in the Municipal Civic Center Meeting Room at 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Building Board of Adjustment and Appeals reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

ITEM(S) to be discussed/acted upon by the Board is/are listed on the attached agenda.

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Board Chairman*
- B. **CITIZENS' COMMENTS** - Any person who desires to address the Building Board of Adjustment and Appeals regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Board Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Building Board of Adjustment and Appeals. *Board Chairman*
- C. Consider approval of the minutes for the meeting held on December 14, 2020. *Miesha Johnson, Community Development Manager*
- D. Discuss and take appropriate action concerning amendments to Chapters 14 and 30 of the Jersey Village Code of Ordinances by adopting the 2024 Editions for the International Building Code (IBC), the International Fire Code (IFC), the International Fuel Gas Code (IFGC), the International Mechanical Code (IMC), the International Plumbing Code (IPC), the International Residential Code (IRC), the 2021 Edition of the International Energy Conservation Code (IECC), and the 2023 Editions for the National Electrical Code (NEC), and, if appropriate, prepare for presentation to City Council on August 19, 2024, Written Recommendation related to these amendments. *Building Official*
- E. Discuss and take appropriate action regarding amendments to the City of Jersey Village Code of Ordinances at Article XII, Building Code, Section 14-352 Permits, Section 14-353 Amendments to the International Building Code, Section 14-355 Adoption of Foundation Specifications, Section 14-358 Adoption of Residential Code, Section 14-359 Amendments to the International Residential Code; Article XIV, Electrical Code, Section 14-421 Special Technical Requirements; Article XV, Plumbing Code and Gas Code, Section 14-553 Amendments; Article XVI, Mechanical Code, Section 14-612 Amendments; Article XVII, and Swimming Pool and Spa Code, Section 14-628 Amendments; and, if appropriate, prepare for presentation to City Council on August 19, 2024, Written Recommendations related to these amendments. *Building Official*

F. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: August 2, 2024 5pm. and remained so posted until said meeting was convened.

Miesha Johnson, Community Development Manager



In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending City Council meetings. Request for accommodation must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillagetx.com.

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
BOARD OF ADJUSTMENT**

December 14, 2020 – 6:00 p.m.

The Board of Adjustment of the City of Jersey Village, Texas, convened on December 14, 2020, at 6:00 p.m. via videoconferencing.

A. The meeting was called to order by Chairman O’Kelley at 6:00 p.m. and the roll of appointed officers was taken. Board Members present were:

Michael O’ Kelley, Chairman Frank Gullo, Vice-Chairman

William Berger, Board Member Greg Holden, Liaison

Ari Fleitman, Board Member

Theopolis Woodard, Board Member

City Staff in attendance: Christian Somers, Building Official; Ashley Lopez, Permit Clerk; Harry Ward, Public Works Director.

B. Christian Somers, Building Official introduced the new Building Board of Adjustment and Appeals City Council Member, Mr. Theopolis Woodard. The Board to take a moment of silence in remembrance of Mr. Henry Hermis.

C. Consider approval of the minutes for the meetings held on December 6, 2017. *Christian Somers, Building Official*

Board Chairman O’Kelley moved to approve the minutes for the meeting held on December 6, 2017. Board Member Gullo second the motion. The vote follows:

Ayes: Board members Berger, Fleitman, Holden, Bonagurio

Nays: None

D. Discuss and take appropriate action concerning amendments to Chapter 14, Section 14-5 of the Jersey Village Code of Ordinances in order to align the city’s floodplain higher standards with the Harris County Engineering Department; and, if appropriate, prepare for presentation to City Council on December 21, 2020.

Harry Ward, Public Works Director was called upon to discuss the necessity of aligning our standards to Harris County’s floodplain standards. Mr. Ward provided insight on the changes Christian made to the ordinance per the Harris County requirements but also how he integrated them with the codes. Mr. Ward proceeded to explain how hurricane Harvey impacted the changes made to the flood standards. He explained that during the building of the Atlas 14, Harris county engineering was instructed to utilize Atlas 14’s methodologies

which is what the proposed standards are based upon. Mr. Ward confirmed that after submittal of these changes to Harris County, the City of Jersey Village was given the response that our draft ordinances meets all minimum measures. To emphasize the seriousness of the Atlas 14 utilization, Mr. Ward explained that during his employ with Harris County that all Harris County engineers were to seal work solely under the Atlas 14 methodologies, which is inclusive of grandfathered work, or face loss of license. Christian Somers, Building Official, introduced the item. Background information is as follows: Harris County's Policy Criteria & Procedure Manual (PCPM) is the criteria engineers and developers must follow when designing and constructing flood control features as part of development within Harris County. The July 2019 amendment of the PCPM was based on the revised precipitation data included in the December 2018 release of the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0 Texas (Atlas 14).

The data included in Atlas 14 updates rainfall depth information that has been used since the 1960s. Atlas 14 also provides estimates of the depth of rainfall for average recurrence intervals of 1 year through 1,000 years, and durations from 5 minutes to 60 days. NOAA collected this data in Texas through December 2017, which includes rainfall from Hurricane Harvey.

The amended PCPM adopts the increased precipitation and provides more rigorous criteria for detention basins and fill within the floodplain. The amendments anticipate that the future Atlas 14 1% (100-year) floodplain can be estimated by using the current published 0.2% (500-year) floodplain.

In completing their review and discussion, the Board will prepare a Written Recommendation to Council as it relates to amendments to the Code of Ordinances, of the City of Jersey Village, Texas at Chapter 14-5 "Definitions."

Christian began with presentation of the changes to section 14-5 - Definitions. He detailed the rationale of these changes in that they align with Harris County's verbiage. A board member had a general question in that whether or not these changes meet or exceed Harris County requirements. Mr. Somers confirmed that they meet but do not exceed. Christian also noted that our second iteration that was sent and approved by Harris County makes any future changes easier. Another board member was concerned with future development and whether or not these changes made it difficult to build in the City of Jersey Village. Christian assured that we kept the right to build slab on grade outside of the 100 year within the ordinances instead of pier and beam. Another important change Mr. Somers emphasized on was the removal of elevation certificate form numbers and wrote the language to reference the latest elevation certificate rather than an incorrect form number. Board member Gullo questioned whether or not passing these changes would prohibit the City's ability to receive funding and participation in any programs, Christian confirmed yes, it would impact our ability. Mr. Ward proceeded to explain that we were able to sift through and capture information that pertained to just the City of Jersey Village. He explained that Harris County does include other types of flood zones that are not applicable to Jersey Village. Zones AO and AH were left in the event there was a map change in the future. Board member Berger had a question on the

definition of base flood and who calculates it. Mr. Somers and Mr. Ward reiterated that the FIRM is used to calculate.

Board Member Gullo moved to adopt the amendments to Chapter 14, Section 14-5 of the Jersey Village Code of Ordinances in order to align the city's floodplain higher standards with the Harris County Engineering Department

Board Member O'Kelley second the motion. The vote follows:

Ayes: Board members Berger, Holden, Fleitman, Woodard

Nays: None

A copy of the Written Recommendations is attached to and made a part of these minutes as Exhibit "A."

- E. Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Sections 14-333 and 14-334 in order to align the city's floodplain higher standards with Harris County Engineering Department and to clarify exceptions the "twelve inches above highest adjacent grade rule" and, if appropriate, prepare for presentation to City Council on December 21, 2020, Written Recommendation related to these amendments.

Christian Somers introduced the item. Background information is as follows: Harris County's Policy Criteria & Procedure Manual (PCPM) is the criteria engineers and developers must follow when designing and constructing flood control features as part of development within Harris County. The July 2019 amendment of the PCPM was based on the revised precipitation data included in the December 2018 release of the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0 Texas (Atlas 14).

The data included in Atlas 14 updates rainfall depth information that has been used since the 1960s. Atlas 14 also provides estimates of the depth of rainfall for average recurrence intervals of 1 year through 1,000 years, and durations from 5 minutes to 60 days. NOAA collected this data in Texas through December 2017, which includes rainfall from Hurricane Harvey.

The amended PCPM adopts the increased precipitation and provides more rigorous criteria for detention basins and fill within the floodplain. The amendments anticipate that the future Atlas 14 1% (100-year) floodplain can be estimated by using the current published 0.2% (500-year) floodplain.

Christian Somers went over the proposed text changes applied in section 14-333. Mr. Somers then proceeded to introduce the new tables depicting design elevations within section 14-334. Board member Gullo questioned if the 12" minimum exposure applied to the rear of the slab—Mr. Somers confirmed it would be the entire perimeter and maintaining proper drainage. A board member asked if there were any homeowner that were in default of this

requirement in 14-333. Christian explained the issue with 14-333 was due to a lack of understanding hence why the language has been adjusted. Board member Gullo asked what the exceptions to this were. Mr. Somers said as long as the design criteria and compliance with the codes were met.

In completing their review and discussion, the Board will prepare a Written Recommendation to Council as it relates to amendments to the Code of Ordinances, of the City of Jersey Village, Texas at Chapter 14, "Building and Development," Article XIII, "Building Code," Division 2, "Standards;".

Board Member Gullo moved to adopt the amendments to the Jersey Village Code of Ordinances at Chapter 14, Sections 14-333 and 14-334 in order to align the city's floodplain higher standards with Harris County Engineering Department and to clarify exceptions the "twelve inches above highest adjacent grade rule".

Board Member Fleitman second the motion. The vote follows:

Ayes: Board members O'Kelley, Holden, Berger, Woodard

Nays: None

- F.** Discuss and take appropriate action concerning amendments to Chapter 14 of the Jersey Village Code of Ordinances at Section 14-152 - Drainage/Floodway Easements; Section 14-221 – Permit to Construct Storm Water Improvements; Section 14-222 – General Provisions; Section 14-223 – Design Criteria; Section 14-225 – Flood Damage Prevention; Section 14-226 – Stormwater Detention; and Section 14-359 – Local Amendments to the International Residential Code; and, if appropriate, prepare for presentation to City Council on December 21, 2020, Written Recommendation related to these amendments.

Christian Somers introduced the item. Background information is as follows: Harris County's Policy Criteria & Procedure Manual (PCPM) is the criteria engineers and developers must follow when designing and constructing flood control features as part of development within Harris County. The July 2019 amendment of the PCPM was based on the revised precipitation data included in the December 2018 release of the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0 Texas (Atlas 14).

The data included in Atlas 14 updates rainfall depth information that has been used since the 1960s. Atlas 14 also provides estimates of the depth of rainfall for average recurrence intervals of 1 year through 1,000 years, and durations from 5 minutes to 60 days. NOAA collected this data in Texas through December 2017, which includes rainfall from Hurricane Harvey.

The amended PCPM adopts the increased precipitation and provides more rigorous criteria for detention basins and fill within the floodplain. The amendments anticipate that the future Atlas 14 1% (100-year) floodplain can be estimated by using the current published 0.2% (500-year) floodplain.

In completing their review and discussion, the Board will prepare a Written Recommendation to Council as it relates to amendments to the Code of Ordinances, of the City of Jersey Village, Texas at Section 14-152 - Drainage/Floodway Easements; Section 14-221 – Permit to Construct Storm Water Improvements; Section 14-222 – General Provisions; Section 14-223 – Design Criteria; Section 14-225 – Flood Damage Prevention; Section 14-226 – Stormwater Detention; and Section 14-359 – Local Amendments to the International Residential Code

Christian Somers initiated the discussion on the various text changes being made to the aforementioned sections within the City of Jersey Village code of ordinances.

- G.** Board Member O’Kelley moved to adopt the amendments to Chapter 14 of the Jersey Village Code of Ordinances at Section 14-152 - Drainage/Floodway Easements; Section 14-221 – Permit to Construct Storm Water Improvements; Section 14-222 – General Provisions; Section 14-223 – Design Criteria; Section 14-225 – Flood Damage Prevention; Section 14-226 – Stormwater Detention; and Section 14-359 – Local Amendments to the International Residential Code in order to align the city’s floodplain higher standards with the Harris County Engineering Department.

Board Member Gullo second the motion. The vote follows:

Ayes: Board members Berger, Holden, Fleitman, Woodard

Nays: None

- H.** Discuss and take appropriate action concerning amendments to Chapter 14 of the Jersey Village Code of Ordinances at Section 14-353 in order to align the city’s floodplain higher standards with the Harris County Engineering Department and, if appropriate, prepare for presentation to City Council on December 21, 2020, Written Recommendation related to these amendments.

Christian Somers introduced the item. Background information is as follows:

Christian Somers introduced the item. Background information is as follows: Harris County’s Policy Criteria & Procedure Manual (PCPM) is the criteria engineers and developers must follow when designing and constructing flood control features as part of development within Harris County. The July 2019 amendment of the PCPM was based on

the revised precipitation data included in the December 2018 release of the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0 Texas (Atlas 14).

The data included in Atlas 14 updates rainfall depth information that has been used since the 1960s. Atlas 14 also provides estimates of the depth of rainfall for average recurrence intervals of 1 year through 1,000 years, and durations from 5 minutes to 60 days. NOAA collected this data in Texas through December 2017, which includes rainfall from Hurricane Harvey.

The amended PCPM adopts the increased precipitation and provides more rigorous criteria for detention basins and fill within the floodplain. The amendments anticipate that the future Atlas 14 1% (100-year) floodplain can be estimated by using the current published 0.2% (500-year) floodplain.

In completing their review and discussion, the Board will prepare a Written Recommendation to Council as it relates to the amendments to Chapter 14 of the Jersey Village Code of Ordinances at Section 14-353 in order to align the city's floodplain higher standards with the Harris County Engineering Department

Christian Somers discussed the changes within 14-353 with no further comment from the board.

Board Member O'Kelley moved to adopt the amendments to Chapter 14 of the Jersey Village Code of Ordinances at Section 14-353 in order to align the city's floodplain higher standards with the Harris County Engineering Department.

Board Member Gullo second the motion. The vote follows:

Ayes: Board members Berger, Holden, Fleitman, Woodard

Nays: None

I. Adjourn

With no other business before the Board, Chairman O' Kelley adjourned the meeting at 7:37 P.M.

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceeding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time February 1 ,2019 at 4:06 p.m. and remained so posted until said meeting was convened.

Christian Somers

Christian Somers
Building Official/ Development Officer

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**BUILDING BOARD OF ADJUSTMENT AND APPEALS - CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: August 7, 2024

AGENDA ITEM: D

AGENDA SUBJECT: Discuss and take appropriate action concerning amendments to Chapters 14 and 30 of the Jersey Village Code of Ordinances by adopting the 2024 Editions for the International Building Code (IBC), the International Fire Code (IFC), the International Fuel Gas Code (IFGC), the International Mechanical Code (IMC), the International Plumbing Code (IPC), the International Residential Code (IRC), the 2021 Edition of the International Energy Conservation Code (IECC) ,and the 2023 Editions for the National Electrical Code (NEC), and, if appropriate, prepare for presentation to City Council on August 19, 2024, Written Recommendation related to these amendments. Building Official

Department/Prepared By: Building Official, Community Development

EXHIBITS: Written Recommendation – Adoption of Codes & Chapter 30 Amendments
Exhibit A - Chapter 30 Amendments

BACKGROUND INFORMATION:

This item is to review the proposal to adopt the 2024 Editions for the International Building Code (IBC), the International Fire Code (IFC), the International Fuel Gas Code (IFGC), the International Mechanical Code (IMC), the International Plumbing Code (IPC), the International Residential Code (IRC), the 2021 Edition of the International Energy Conservation Code (IECC), and the 2023 Edition for the National Electrical Code (NEC), in order to remain compliant in the City’s Class 5 status for National Flood Insurance Program (NFIP) Community Rating System (CRS) program. This program ensures that the City’s flood management activities are at a standard set by the Federal Emergency Management Agency (FEMA) and a Class 5 status results in a 25 percent discount on flood insurance premiums for most NFIP policies issued or renewed on or after October 1, 2024.

Insurers wish to know which municipalities do and do not have up-to-date codes and whether they are well enforced. Those municipalities that do demonstrate lower “loss experience” and can anticipate lower insurance rates reflecting that finding. Safer buildings and less damage should equal lowered insurance rates and serve to ensure the public’s health & welfare by shaping the “built environment”. The Insurance Service Organization (ISO) will verify, presently, that we are within at most 6 years of the 3-year code-cycles.

In completing their review and discussion, the Board will prepare a Written Recommendation to Council as it relates to adopting the 2024 Editions for the International Building Code (IBC), the International Fire Code (IFC), the International Fuel Gas Code (IFGC), the International Mechanical Code (IMC), the International Plumbing Code (IPC), the International Residential Code (IRC), the 2021 Edition of the International Energy Conservation Code (IECC), and the 2023 Editions for the National Electrical Code (NEC), and leaving in place, mostly, previously adopted Code Appendices and local amendments (where they readily align between the editions). Additionally, the Board will make recommendations concerning amendments to Chapter 30 of the City of Jersey Village Code of Ordinances.

RECOMMENDED ACTION:

Discuss and take appropriate action concerning amendments to Chapters 14 and 30 of the Jersey Village Code of Ordinances by adopting the 2024 Editions for the International Building Code (IBC), the International Fire Code (IFC), the International Fuel Gas Code (IFGC), the International Mechanical Code (IMC), the International Plumbing Code (IPC), the International Residential Code (IRC), and the 2023 Editions for the National Electrical Code (NEC), and, if appropriate, prepare for presentation to City Council on August 19, 2024, Written Recommendation related to these amendments.



**CITY OF JERSEY VILLAGE – BUILDING BOARD OF ADJUSTMENT
AND APPEALS REPORT OF WRITTEN RECOMMENDATION
ADOPTION OF 2021/2023/2024 CODES AND CHAPTER 30
AMENDMENTS**

The Building Board of Adjustment and Appeals met on August 7, 2024, in order to review the adoption of the 2024 Editions for the International Building Code (IBC), the International Fire Code (IFC), the International Fuel Gas Code (IFGC), the International Mechanical Code (IMC), the International Plumbing Code (IPC), the International Residential Code (IRC), the 2021 Edition of the International Energy Conservation Code (IECC), and the 2023 Edition for the National Electrical Code (NEC).

The Board also discussed and reviewed proposed amendments to Chapter 30 of the City of Jersey Village Code of Ordinances.

This review was necessary in order to remain compliant in the City’s Class 5 status for National Flood Insurance Program (NFIP) Community Rating System (CRS) program.

In completing their review and discussion, the Board recommends adoption of the 2024 Editions for the International Building Code (IBC), the International Fire Code (IFC), the International Fuel Gas Code (IFGC), the International Mechanical Code (IMC), the International Plumbing Code (IPC), the International Residential Code (IRC), the 2021 Edition of the International Energy Conservation Code (IECC), and the 2023 Edition for the National Electrical Code (NEC); and leaving in place, mostly, previously adopted Code Appendices and local amendments (where they readily align between the editions).

The Board also recommended amendments to the City of Jersey Village Code of Ordinances at Chapter 30 by adding language underlined and deleting the language struck through as set out in Exhibit “A”.

These recommended changes will be submitted to the City Council at the August 19, 2024 Council Meeting, in accordance with the duties and responsibility of this Board.

Respectfully submitted, this 7th day of August 2024.

ATTEST:

Board Chairman

Building Official (Secretary to the Board)

Exhibit A
Chapter 30 Amendments

Chapter 30 FIRE PREVENTION AND PROTECTION¹

ARTICLE I. IN GENERAL

Sec. 30-1. Arson reward.

The city hereby offers a reward of \$250.00 for the arrest and conviction of any person found guilty of committing the crime of arson within the corporate limits of the city. This reward is a standing offer, and shall be paid out of the general fund of the city.

(Code 1977, § 7-1)

State law reference(s)—Arson, V.T.C.A., Penal Code § 28.02; crime stoppers advisory council, V.T.C.A., Government Code ch. 414.

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

¹Charter reference(s)—Fire department, § 5.05.2; fire marshal, § 5.05.5.

Cross reference(s)—Building and development, ch. 14; smoke detection system, § 14-357; notice to fire department for moving houses, § 18-101; alarm systems and services, § 18-161 et seq.; civil emergencies, ch. 22; burning of solid waste, § 54-3.

State law reference(s)—Motor vehicle liability coverage for firefighters, Vernon's Ann. Civ. St. art. 999e, V.T.C.A., Local Government Code § 142.006; hazardous substances, V.T.C.A., Health and Safety Code § 501.001 et seq.; flammable liquids, V.T.C.A., Health and Safety Code § 753.001 et seq.; fire escapes, V.T.C.A., Health and Safety Code § 791.001 et seq.; commission on fire protection, V.T.C.A., Government Code § 419.001 et seq.; fire detection and alarm devices, V.A.T.S. Insurance Code, art. 5.43-2; fire protection sprinkler systems, V.A.T.S. Insurance Code, art. 5.43-3; fireworks, V.A.T.S. Insurance Code, art. 5.43-4; municipal fire protection, V.T.C.A., Local Government Code § 342.001 et seq.; liquefied petroleum gas, V.T.C.A., Natural Resources Code § 113.001 et seq.; arson, V.T.C.A., Penal Code § 28.02; county fire protection, V.T.C.A., Local Government Code § 352.001 et seq.; smoke detectors in hotels, V.T.C.A., Health and Safety Code § 792.001 et seq.; disabling fire exit alarms, V.T.C.A., Health and Safety Code § 793.001 et seq.; smoke detectors in residential tenancies, V.T.C.A., Property Code §§ 92.006, 92.251 et seq.

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.
- (b) *Enforcement.* The city may enforce the provisions of this section by any action allowed by law for the collection of any amounts due hereunder, including reasonable and necessary attorney's fees, costs, and expenses, in a court of competent jurisdiction.

(Ord. No. 2012-26, § 2, 8-20-12)

Secs. 30-3—30-35. Reserved.

ARTICLE II. FIRE MARSHAL²

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 an certificate of compliance 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 certificate of compliance 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 certificate of compliance approved inspection report.
- (d) *Nonliability of city.* The issuance of an certificate of compliance 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 an certificate of compliance approved inspection report.

²Cross reference(s)—Officers and employees, § 2-36 et seq.

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- (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.

(Code 1977, § 7-29)

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.

(Ord. No. 2007-40, § 1, 9-17-07)

Secs. 30-38—30-70. Reserved.

ARTICLE III. RESERVED³

Secs. 30-71—30-110. Reserved.

ARTICLE IV. FIRE PREVENTION CODE

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,

(Supp. No. 67)

Created: 2024-01-08 16:03:30 [EST]

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.

(Code 1977, § 7-57; Ord. No. 99-09, § 1, 4-19-99; Ord. No. 03-21, § 1, 5-19-03; Ord. No. 05-10, § 1, 4-18-05; Ord. No. 3006-2, § 1, 1-16-06; Ord. No. 2007-9, § 1, 3-19-07; Ord. No. 2013-33, § 2(Exh. A), 10-21-13; Ord. No. 2014-20, § 1, 6-16-14; Ord. No. 2014-21, § 2(Exh. A), 6-16-14; Ord. No. 2019-03, § 2, 2-18-19)

Editor's note(s)—Ord. No. 2019-03, § 2, adopted Feb. 18, 2019, amended § 30-111 and in so doing changed the title of said section from "Adopted" to "Fire Code adopted," as set out herein.

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.
 - Section 104 in the 2018 code is titled "General Authority and Responsibilities," this was changed in the 2021 to "Duties and Powers of the Fire Code Official," and in the 2024 code remains titles "Duties and Powers of the Fire Code Official." There are significant changes in the 2024 IFC and I believe this section should not be deleted pending consultation with the City Attorney. Furthermore, I do not believe these sections are addressed in the municipal code.
- (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 during winter months when windspeeds do not exceed 10 miles per hour. ~~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.~~

- (l) 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 3,000 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) 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.

(n) 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.

(o) 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.

(p) 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. 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. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.
8. Underground key or hub gate valves in roadway boxes. ← this is added to the 2024 IFC exceptions. I believe we should amend this to say "Underground key or hub gate valves in roadway boxes where an approved locking lid is installed approved by the fire code official."

- (q) 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.

- (r) 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.~~

- Do we need to add all stairwells above maybe say third floor and above?

- (s) 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) 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) 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) 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) 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) 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) 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) 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.

(Ord. No. 2019-03, § 3, 2-18-19)

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 or their designee, the building official and the municipal court judge, respectively, of this city.

(Code 1977, § 7-58; Ord. No. 2019-03, § 4, 2-18-19)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 30-114. Penalty for violation.

Any person convicted of violating any provision of the fire prevention code adopted by this article shall be punished as prescribed in section 1-8.

(Code 1977, § 7-60)

Sec. 30-115. Conflicts with other provisions of Code of Ordinances.

If any provision of the fire prevention code adopted by this article is in conflict with any other provision of this Code, the latter provision shall govern and prevail.

(Code 1977, § 7-59)

Sec. 30-116. Reserved.

Editor's note(s)—Ord. No. 2008-43, § 2, adopted Dec. 15, 2008, repealed § 30-116, which pertained establishment and enforcement of fire lanes and derived from Code 1977, § 7-61. For provisions pertaining to fire lanes systems see § 30-111.

Secs. 30-117—30-150. Reserved.

(Supp. No. 67)

Created: 2024-01-08 16:03:30 [EST]

ARTICLE V. SMOKE DETECTORS⁴

Sec. 30-151. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Apartment complex means one or more structures containing five or more residential units which are on one contiguous tract of land under common ownership, where such residential units are leased or rented to separate families.

Corridor means a passage connecting parts of a building and also shall mean a passage into which more than one room opens.

Family means an individual or two or more persons related by blood or marriage or a group of not more than five persons (excluding servants) who need not be related by blood or marriage living together.

Residential unit means a single-family dwelling, apartment, condominium, townhome or any other unit of one or more habitable rooms which is occupied or which is intended or designed to be occupied by one family for the purposes of living, sleeping, cooking and eating.

Separate sleeping area means any room which is designed with the intent that it be used for sleeping purposes.

Smoke detector means a device which detects the visible or invisible products of combustion.

(Code 1977, § 7-71)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 30-152. Penalty for violation of article.

Any person who violates any provision of this article shall be guilty of a misdemeanor and, upon conviction, shall be punished by a fine as provided in section 1-8. Each day any violation of this article shall continue shall constitute a separate offense.

(Code 1977, § 7-76)

Sec. 30-153. Residential units—Generally.

- (a) At least one approved smoke detector shall be installed in each residential unit. One smoke detector shall be installed outside each separate sleeping area in the immediate vicinity of the bedroom except:

⁴Cross reference(s)—Smoke detection systems, § 14-357.

State law reference(s)—Smoke detectors, V.T.C.A., Property Code § 92.251 et seq.

-
- (1) The smoke detector shall be located inside the sleeping area rather than outside when the residential unit is designed with the intent that a single multipurpose room be used for dining, living and sleeping purposes.
 - (2) Only one smoke detector shall be required for bedrooms served by the same corridor. Such smoke detector shall be installed in the corridor in the immediate vicinity of the bedrooms.
 - (3) Where one or more sleeping areas are located on a level above the cooking and living area, the smoke detector for such sleeping areas shall be placed at the top of the stairway.
- (b) This section shall not be applicable to a detached, single-family dwelling, except that smoke detectors, as specified in subsection (a) of this section must be installed by the seller at the time the dwelling is sold to a new owner. All smoke detectors required by this section shall be tested in accordance with and meet the requirements of U.L. 217 Single and Multiple Station Smoke Detectors. They shall be installed in accordance with the manufacturer's recommendations unless such instructions conflict with the provisions of this article.
- (Code 1977, § 7-72; Ord. No. 96-02, art. I, § 4-57, 2-19-96)

Sec. 30-154. Same—Other than detached single-family dwellings.

Whenever a residential unit other than a detached single-family dwelling is rented, leased or sold, the owner of such unit shall ensure that the smoke detectors required to be in such unit by this article are installed and that all smoke detectors in the unit are in proper working order at the time the lessee or purchaser takes possession. After a lessee has taken possession of a residential unit, it shall be the duty of the lessee to regularly test all smoke detectors in the unit and the lessee shall notify the lessor immediately in writing of any problem, defect, malfunction or failure of any such smoke detectors. Upon such notification by the lessee, or upon notification by any inspector of the city that a smoke detector in a residential unit is not in proper working order, the lessor shall have such smoke detectors repaired or replaced within seven days. However, it shall be a defense to prosecution under this section that the lessee has the responsibility of all repairs and maintenance of the premises under the terms of the rental or leasing agreement. If the terms of the rental or leasing agreement provide that the lessee has the responsibility of all repairs and maintenance of the premises, the lessee shall keep all smoke detectors in a residential unit in working order at all times.

(Code 1977, § 7-73; Ord. No. 96-02, art. I, § 4-57, 2-19-96)

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.

(Ord. No. 96-02, art. I, § 4-57, 2-19-96)

ADDITIONAL AMMENDMENTS FIRE DEPARMENT WOULD LIKE TO ADD (2024IFC)

Section 1008.2.4 of the international Fire Code is amended to provide as follows:

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.

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

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:

- 1.1. Aisles.*
- 1.2. Corridors.*
- 1.3. Exit access stairways and ramps.*

2. In buildings that require two or more exits or access to exits:

- 2.1. Interior exit access stairways and ramps.*
- 2.2. Interior and exterior exit stairways and ramps.*
- 2.3. Exit passageways.*
- 2.4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2.*
- 2.5. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge.*

3. In other rooms and spaces:

- 3.1. Electrical equipment rooms.*
- 3.2. Fire command centers.*
- 3.3. Fire pump rooms.*
- 3.4. Generator rooms.*
- 3.5. Public restrooms with an area greater than 300 square feet (27.87 m²).*

**BUILDING BOARD OF ADJUSTMENT AND APPEALS - CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: August 7, 2024

AGENDA ITEM: E

AGENDA SUBJECT: Discuss and take appropriate action regarding amendments to the City of Jersey Village Code of Ordinances at Article XII, Building Code, Section 14-352 Permits, Section 14-353 Amendments to the International Building Code, Section 14-355 Adoption of Foundation Specifications, Section 14-358 Adoption of Residential Code, Section 14-359 Amendments to the International Residential Code; Article XIV, Electrical Code, Section 14-421 Special Technical Requirements; Article XV, Plumbing Code and Gas Code, Section 14-553 Amendments; Article XVI, Mechanical Code, Section 14-612 Amendments; Article XVII, Swimming Pool and Spa Code, Section 14-628 Amendments; and Article XIX, Energy Conservation Code, Section 14-652 Amendments; and, if appropriate, prepare for presentation to City Council on August 19, 2024,

Department/Prepared By: Building Official, Community Development

EXHIBITS: Written Recommendation – Adoption of Codes & Chapter 30 Amendments
Exhibit A - Chapter 14 Amendments

BACKGROUND INFORMATION:

This item is to review proposed amendments to the Code of Ordinances, of the City of Jersey Village, Texas at Chapter 14, “Building and Development” in order to prevent the City from compromising the pending Building Code Effectiveness Grading Schedule (BCEGS) survey and the City’s ranking, which would adversely affect insurance rates in order to remain compliant in the City’s Class 5 status for National Flood Insurance Program (NFIP) Community Rating System (CRS) program. This program ensures that the City’s flood management activities are at a standard set by the Federal Emergency Management Agency (FEMA) and a Class 5 status results in a 25 percent discount on flood insurance premiums for most NFIP policies issued or renewed on or after October 1, 2024.

Insurers wish to know which municipalities do and do not have up-to-date codes and whether they are well enforced. Those municipalities that do demonstrate lower “loss experience” and can anticipate lower insurance rates reflecting that finding. Safer buildings and less damage should equal lowered insurance rates and serve to ensure the public’s health & welfare by shaping the “built environment”. The Insurance Service Organization (ISO) will verify, presently, that we are within at most 6 years of the 3-year code-cycles.

In completing their review and discussion, the Board will prepare a Written Recommendation to Council as it relates to amendments to the Code of Ordinances, of the City of Jersey Village, Texas at Chapter 14, “Building and Development,” as to the adoption of the 2024 International Building Code (IBC), International Residential Code (IRC), 2023 NEC, 2024 International Plumbing Code (IPC), 2024 International Fuel Gas Code (IFGC), the 2024 International Mechanical Code (IMC), the 2024 International Swimming Pool and Spa Code (ISPSC), the 2021 International Energy Conservation Code (IECC) and Chapter 30, “Fire Prevention and Protection,” as to the adoption of the 2024 International Fire Code (IFC), and leaving in place, mostly, previously adopted Code Appendices and local amendments (where they readily align

between the editions).

RECOMMENDED ACTION:

Discuss and take appropriate action regarding amendments to the City of Jersey Village Code of Ordinances at Article XII, Building Code, Section 14-352 Permits, Section 14-353 Amendments to the International Building Code, Section 14-355 Adoption of Foundation Specifications, Section 14-358 Adoption of Residential Code, Section 14-359 Amendments to the International Residential Code; Article XIV, Electrical Code, Section 14-421 Special Technical Requirements; Article XV, Plumbing Code and Gas Code, Section 14-553 Amendments; Article XVI, Mechanical Code, Section 14-612 Amendments; Article XVII, Swimming Pool and Spa Code, Section 14-628 Amendments; and Article XIX, Energy Conservation Code, Section 14-652 Amendments; and, if appropriate, prepare for presentation to City Council on August 19, 2024, Written Recommendations related to these amendments.



**CITY OF JERSEY VILLAGE – BUILDING BOARD OF ADJUSTMENT AND
APPEALS REPORT OF WRITTEN RECOMMENDATIONS
FOR AMENDMENTS TO THE CODE OF ORDINANCES AT CHAPTER
14 - BUILDING AND DEVELOPMENT**

The Building Board of Adjustment and Appeals met on August 7, 2024, in order to review proposed amendments to the City of Jersey Village Code of Ordinances at Article XII, Building Code, Section 14-352 Permits, Section 14-353 Amendments to the International Residential Code, Section 14-355 Adoption of Foundation Specifications, Section 14-358 Adoption of Residential Code, Section 14-359 Amendments to the International Residential Code; Article XIV, Electrical Code, Section 14-421 Special Technical Requirements; Article XV, Plumbing Code and Gas Code, Section 14-553 Amendments; Article XVI, Mechanical Code, Section 14-612 Amendments; Article XVII, Swimming Pool and Spa Code, Section 14-628 Amendments; and Article XIX, Energy Conservation Code, Section 14-652 Amendments.

In completing their review and discussion, the Board recommends amendments to the City of Jersey Village Code of Ordinances at Article XII, Building Code, Section 14-352 Permits, Section 14-353 Amendments to the International Residential Code, Section 14-355 Adoption of Foundation Specifications, Section 14-358 Adoption of Residential Code, Section 14-359 Amendments to the International Residential Code; Article XIV, Electrical Code, Section 14-421 Special Technical Requirements; Article XV, Plumbing Code and Gas Code, Section 14-553 Amendments; Article XVI, Mechanical Code, Section 14-612 Amendments; Article XVII, Swimming Pool and Spa Code, Section 14-628 Amendments; and Article XIX, Energy Conservation Code, Section 14-652 Amendments by adding language underlined and deleting the language struck through as set out in Exhibit “A”.

These recommended changes will be submitted to the City Council at the August 19, 2024 Council Meeting, in accordance with the duties and responsibility of this Board.

Respectfully submitted, this 7th day of August 2024.

Board Chairman

ATTEST:

Building Official (Secretary to the Board)

EXHIBIT A
CHAPTER 14 AMENDMENTS

ARTICLE XIII. BUILDING CODE

DIVISION 1. GENERALLY

Sec. 14-331. Official building number required.

- (a) The owner or occupant of each building in the city, other than accessory buildings, shall place and maintain an official building number in Arabic numerals in a conspicuous place on the premises other than the curb so that it can be clearly seen from the public street upon which the building fronts. The number must be placed within 20 days after a certificate of occupancy is issued for a new building.
- (b) The building official shall establish and designate the official building number of each building in the city. The owner of each new building shall apply for and obtain an official building number from the building official.
- (c) An official building number placed pursuant to this section shall be at least three inches high and of a color which contrasts with the background; provided, however, that an official building number placed on both sides of a mailbox or mailbox post located at the curb shall be at least two inches high.
- (d) A building or building complex composed of multiple occupancies or structures must have an official building number assigned to each occupancy or structure. The official building number shall be placed on both the front and the rear of the premises so that it can be clearly seen from the nearest vehicular access, whether a public street or an internal vehicular access.

(Ord. No. 96-02, art. I, § 4-1, 2-19-96)

Sec. 14-332. Add-on construction.

- (a) After a certificate of occupancy has been issued for a building in accordance with this article, no add-on type of construction such as patio covers, carports, balconies, stoops, porches or any structural alteration of the building shall be made unless a new building permit is first obtained. The plans must be submitted to and approved by the building official.
- (b) Requests for a building permit to allow add-on type construction or structural alteration of a building shall indicate that the proposed construction will be in harmony with the style of the original building.
 - (1) Where add-on construction to a single-family detached dwelling in district A involves structural alteration that will increase the square feet of enclosed living area on the ground floor, such add-on construction shall be permitted only to the side or rear of the existing dwelling, as space on the lot may allow while maintaining conformance with the applicable standards for minimum side and rear building setbacks.
 - a. Where such add-on construction will result in a finished building height that at any point exceeds the height of the front façade of the existing dwelling at any point, the add-on construction shall be permitted only to the rear of the existing dwelling.

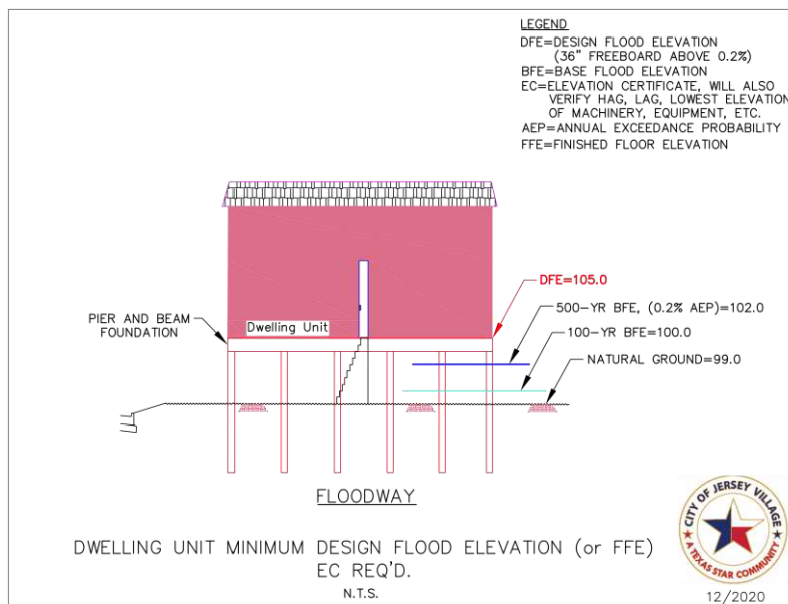
(Ord. No. 96-02, art. I, § 4-2, 2-19-96; Ord. No. 2013-35, § 2(Exh. A), 11-18-13)

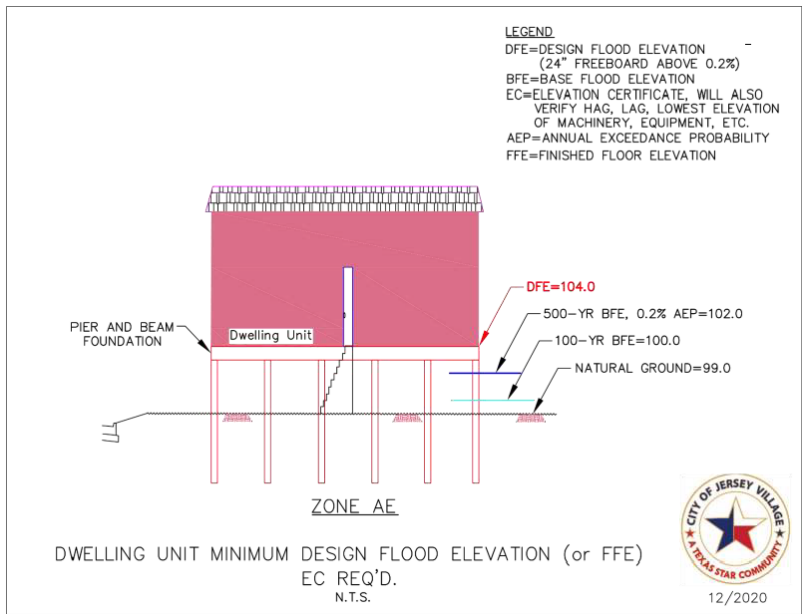
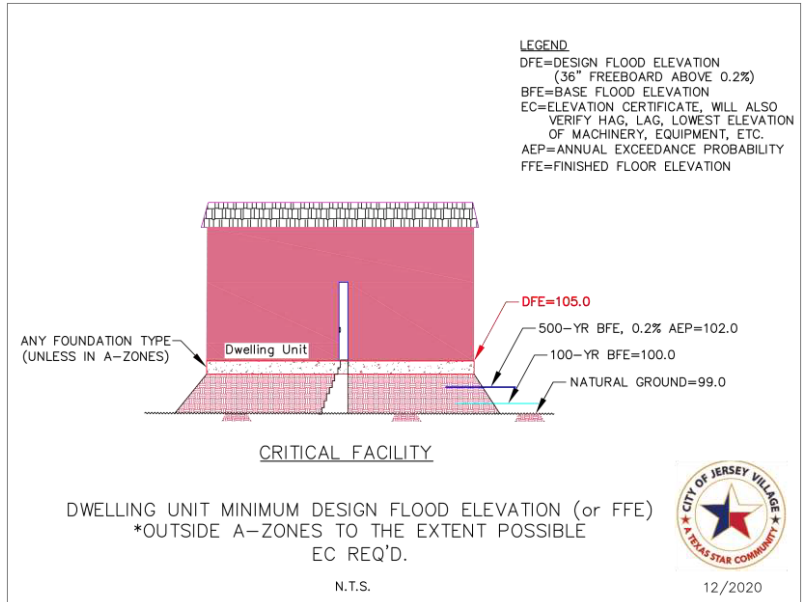
Sec. 14-333. Finished floor elevations.

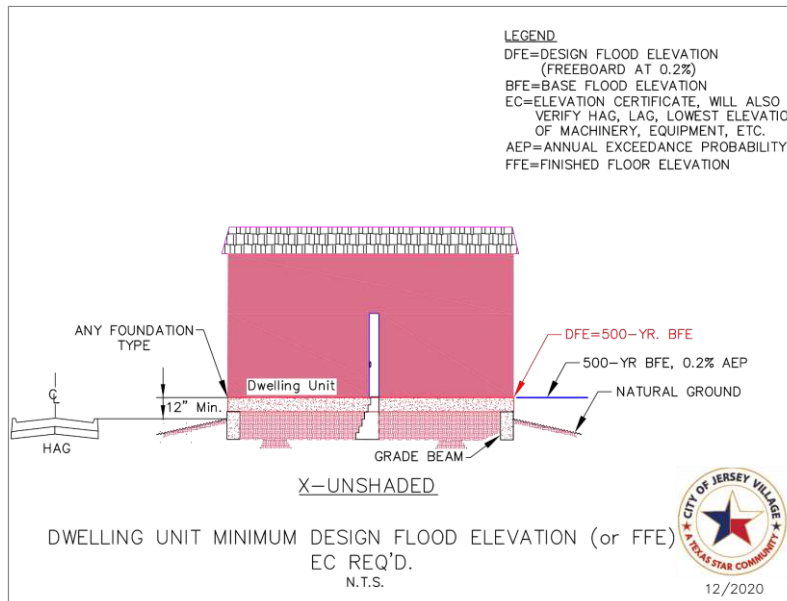
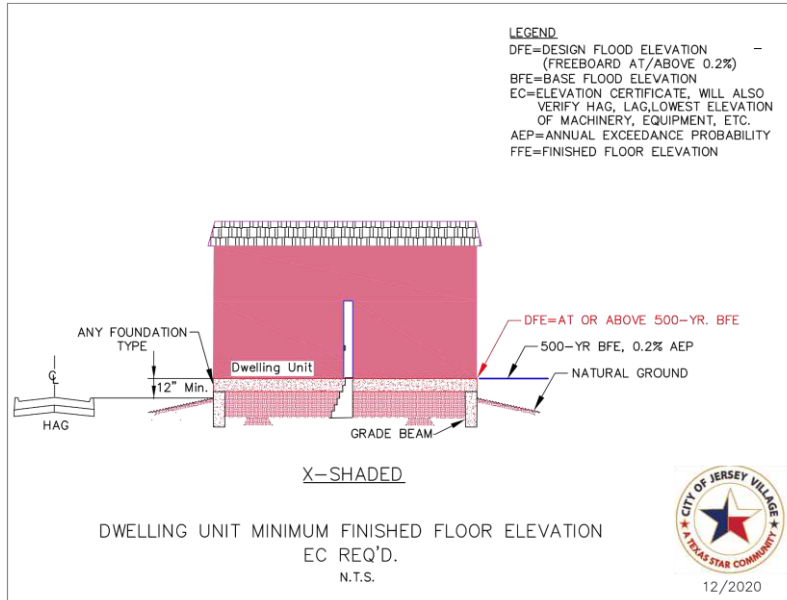
For all areas, lowest finished floor elevations shall meet the minimum flood protection elevations. Refer to table 14-5, section 14-222 (5). The lowest finished floor elevation of all dwelling units shall be at least 12 inches above grade, and also shall be a minimum of 12 inches above the top of the curblin. For additions to existing dwelling units located outside of the 100-year floodplain, where the addition will directly communicate to the existing structure and where the lowest contiguous finished floor elevation is lower than 12 inches above grade, then the addition may match the existing lowest contiguous finished floor elevations, provided that: the finish floor elevation is at or above the minimum flood protection elevation; where the provisions for protection against decay found in the International Residential Code and the International Building Code are met; where not in conflict with table 14-5, section 14-222(5); and where in compliance with the provisions found in sections 14-353 and 14-359, as applicable. Streets and lots shall be graded so that all lots can be made to drain from the back of the lot toward the curblin. The lot grade from back to front shall be at least one percent except where rear lot elevations have been established at a lower elevation by previously developed lots to the rear, such lots having a common rear property line with the lot under consideration. When that condition makes general one percent grading impossible, a grading plan must be approved by the building official prior to issuance of a building permit. However, all lots which are adjacent and contiguous to a bayou shall be permitted to drain into the bayou. No additional net fill at each lot is permissible with the exception of fill for slab-on-grade foundation forms if located outside of the limits of the 100-year floodplain and minimal fill as determined by the city used to meet the International Residential Code or International Building Code requirements for drainage away from a structure if located outside of the limits of the 100-year floodplain. Soil cut and fill quantities shall be provided on the construction plans for all earthwork activities.

(Ord. No. 96-02, art. I, § 4-3, 2-19-96; Ord. No. 2011-14, § 5(Exh. E), 3-21-11; Ord. No. 2012-06, § 2, 2-20-12; Ord. No. 2013-20, § 2, 6-17-13; Ord. No. 2020-29, § 2(Exh. A), 12-21-20)

Sec. 14-334. Minimum flood protection elevation details.







(Ord. No. 2020-29, § 2(Exh. A), 12-21-20)

Secs. 14-335—14-350. Reserved.

DIVISION 2. STANDARDS

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.

(Ord. No. 96-02, art. I, § 4-51, 2-19-96; Ord. No. 99-08, § 1, 4-19-99; Ord. No. 00-12, § 1, 5-15-00; Ord. No. 03-14, § 1, 3-17-03; Ord. No. 05-01, § 1, 1-17-05; Ord. No. 2007-7, § 1, 3-19-07; Ord. No. 2014-19, § 1, 6-16-14; Ord. No. 2019-04, § 1, 2-18-19)

Sec. 14-352. Permits.

- (a) Fees for the issuance of building permits shall be as set out and defined in the schedule of fees.
- (b) Permits for single-family residential construction shall terminate upon expiration of a specified period of time as provided herein:

New structure:

Up to 2,000 square feet 180 days

2,001 square feet to 3,000 square feet 270 days

3,001 square feet or more 360 days

New accessory structure:

Up to 1,000 square feet 90 days

Pool/spa 90 days

Paving, including driveways, sidewalks, and patios 60 days

Additions and remodels 180 days.

- (c) A building permit may be renewed for a period of time equal to that provided by the original permit. The fee for renewal of a permit shall be two times the fee for the original permit. The fee for each and every subsequent renewal of a permit after the first renewal shall be four times the fee for the original permit.
- (d) A building permit shall terminate if the permitted work is not commenced within 60 days from its issuance or if the permitted work is stopped for 60 days.

(Ord. No. 96-02, art. I, § 4-53, 2-19-96; Ord. No. 99-12, § 2, 5-17-99; Ord. No. 03-14, § 1, 3-17-03; Ord. No. 05-21, § 1, 7-18-05; Ord. No. 2018-26, § 3, 11-19-18; Ord. No. 2019-04, § 2, 2-18-19)

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

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.

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.

(Ord. No. 96-02, art. I, § 4-54, 2-19-96; Ord. No. 00-12, § 2, 5-15-00; Ord. No. 01-23, § 1, 7-16-01; Ord. No. 03-14, § 1, 3-17-03; Ord. No. 2011-14, § 5(Exh. E), 3-21-11; Ord. No. 2013-32, § 1(Exh. A), 10-21-13; Ord. No. 2014-23, § 2(Exh. A), 6-16-14; Ord. No. 2017-51, § 2, 11-20-17; Ord. No. 2019-04, § 3, 2-18-19; Ord. No. 2020-31, § 2(Exh. A), 12-21-20)

Sec. 14-354. Reserved.

Editor's note(s)—Ord. No. 03-14, § 1, adopted Mar. 17, 2003, amended §§ 14-351—14-353 to provide as herein set out. Inasmuch as the provisions of the current §§ 14-352 and 14-353 pertained to the same subject matter as former §§ 14-353 and 14-354, § 14-354 was reserved. Formerly, § 14-352 pertained to definitions, derived from Ord. No. 96-02, art. I, § 4-52, adopted Feb. 19, 1996; and Ord. No. 99-12, § 2, adopted May 17, 1999.

Sec. 14-355. Adoption of foundation specifications.

- (a) Footings and foundations shall be constructed of grillages of steel, of masonry or of reinforced concrete with the following exception: Temporary structures of secondary buildings not exceeding one story in height and 400 square feet in area shall be exempt from the requirements of this subsection. One-family and two-family

dwellings shall be required to have footings and foundations of reinforced concrete. All footings shall extend at least 12 inches below the finished grade. All foundations must be designed and sealed by a licensed professional engineer registered in the state of Texas.

- (b) Post-tension foundations shall be designed to meet or exceed the standards provided in Figures 14-21 and 14-22 below. A registered professional engineer shall certify to the building official that the foundation, as built, is in accordance with the plans approved by the city.

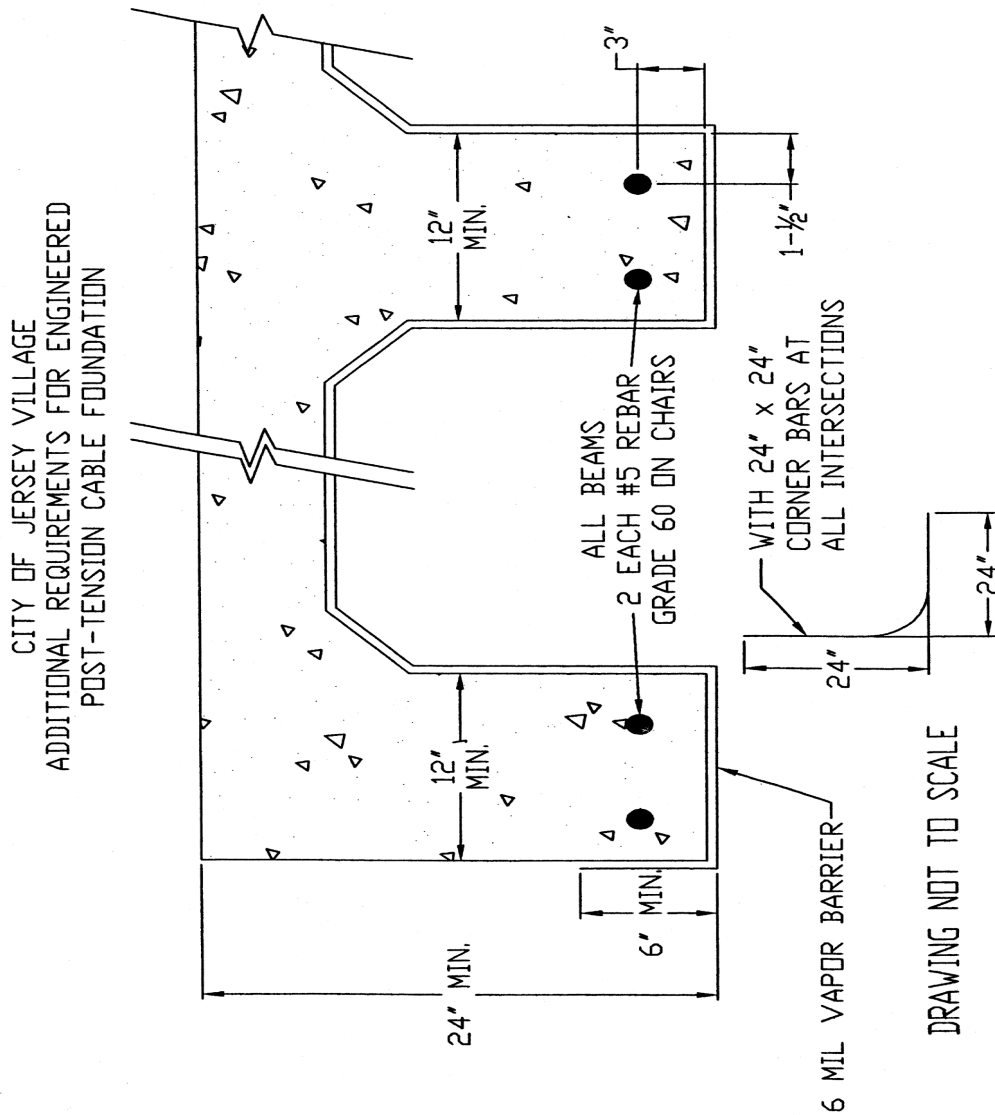


FIGURE 14-21

Fig.14-21.Post-Tension Cable Foundation

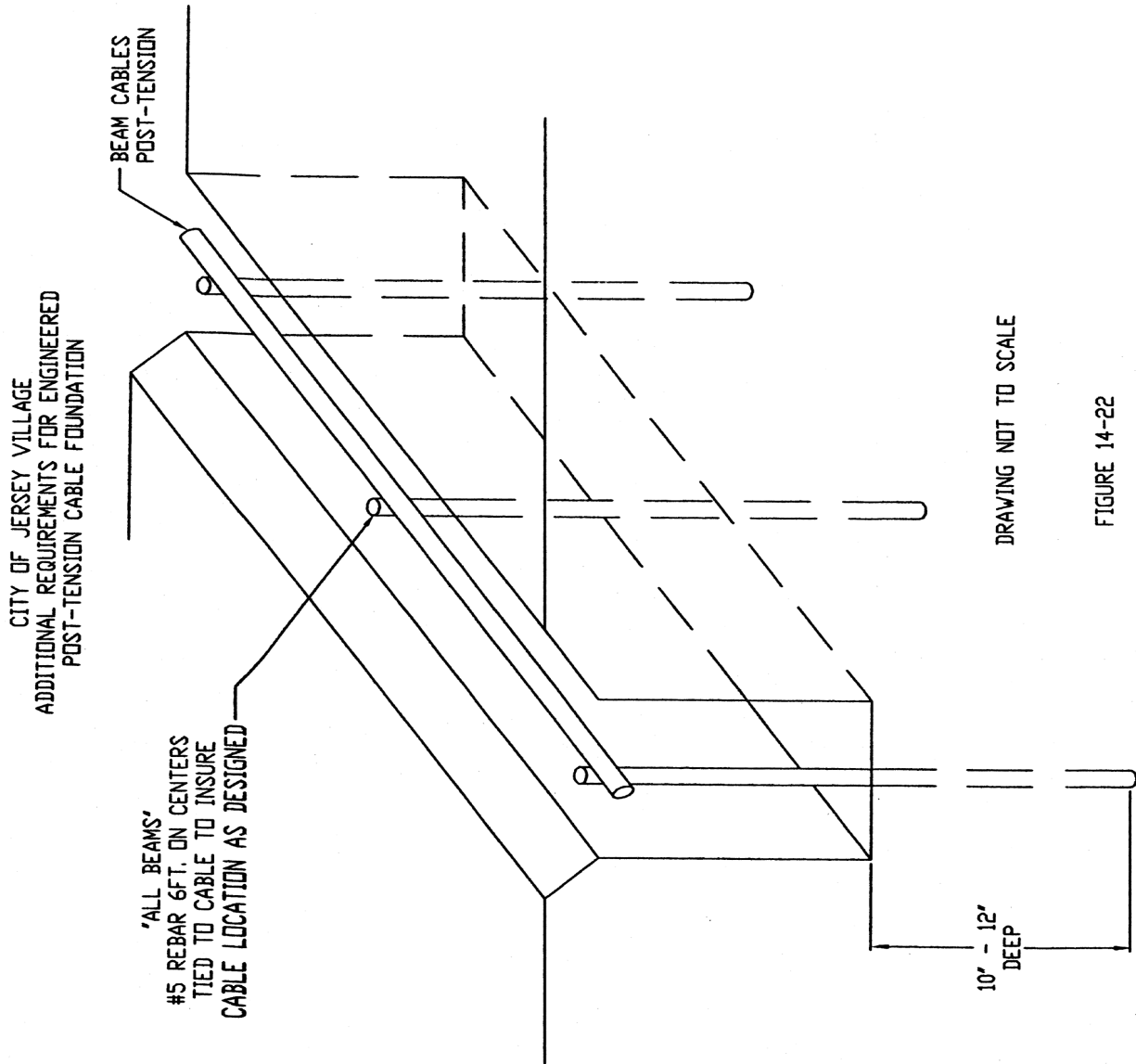


Fig.14-22.Post-Tension Cable Foundation

- (c) A post-tension cable foundation and any other foundation, except a foundation for an addition not exceeding 600 square feet in ground floor area to an existing single-family dwelling, shall be signed and sealed by a registered professional engineer. A foundation for an addition not exceeding 600 square feet in ground floor area to an existing single-family dwelling shall be designed to support all loads. All foundations must be designed and sealed by a licensed professional engineer registered in the state of Texas.

(Ord. No. 96-02, art. I, § 4-55, 2-19-96; Ord. No. 00-12, § 3, 5-15-00; Ord. No. 01-23, § 2, 7-16-01; Ord. No. 02-09, § 1, 4-15-02; Ord. No. 2014-22, § 2(Exh. A), 6-16-14; Ord. No. 2019-04, § 4, 2-18-19)

Sec. 14-356. Restrictions on usage of wood roofing shingles.

Wood shingle roofing materials on any building within the city are expressly prohibited.

(Ord. No. 96-02, art. I, § 4-56, 2-19-96)

Sec. 14-357. Work site.

- (a) The holder of a permit issued under the building code adopted by section 14-351 shall:
- (1) Immediately dispose of all trash, rubbish, and debris present at the work site or which may have blown or transported from the work site to nearby property;
 - (2) Maintain on the work site a container or other receptacle adequate to contain all trash, rubbish, and debris generated on the work site and such silt fencing, or other system, as may be necessary to prevent the flow of water and debris onto other property;
 - (3) Immediately stack, restack, or otherwise secure all building material, equipment and tools located on or near the work site and not in actual use;
 - (4) Immediately clear and sweep all sidewalks and streets used or blocked for construction activity except those areas temporarily barricaded for activities authorized by the permit; and
 - (5) Immediately remove all mud, dirt, and debris that may have been deposited on any street or sidewalk in connection with, or as a result of, the work.
- (b) The building official shall have the power to suspend the work at any site not maintained as required by this section.

(Ord. No. 98-27, § 1, 12-14-98; Ord. No. 2007-10, § 1, 3-19-07)

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.

(Ord. No. 03-15, § 3, 4-21-03; Ord. No. 05-01, § 2, 1-17-05; Ord. No. 2007-7, § 2, 3-19-07; Ord. No. 2014-19, § 2, 6-16-14; Ord. No. 2019-04, § 5, 2-18-19)

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:

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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 ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	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 A Appendix BO, Existing Buildings and Structures, Section A102.5 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 (b) 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.

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- (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.

(Ord. No. 2011-14, § 5(Exh. E), 3-21-11; Ord. No. 2013-21, § 2(Exh. A), 6-17-13; Ord. No. 2013-32, § 2(Exh. B), 10-21-13; Ord. No. 2014-24, § 2(Exh. A), 6-16-14; Ord. No. 2017-52, § 2(Exh. A), 11-20-17; Ord. No. 2017-53, § 2(Exh. A), 12-18-17; Ord. No. 2019-04, § 6, 2-18-19; Ord. No. 2020-30, § 2(Exh. A), 12-21-20)

Secs. 14-360—14-370. Reserved.

ARTICLE XIV. ELECTRICAL CODE

DIVISION 1. GENERALLY

Sec. 14-371. Objectives of article.

The object of the provisions of this article is to reduce personal hazards and fire hazards from electrical causes. To accomplish this objective, the requirements set forth in this article are intended to provide a minimum standard for electrical installation in the city.

(Ord. No. 96-02, art. II, § 4-82, 2-19-96)

Sec. 14-372. Application of article provisions.

The provisions of this article shall not apply to installations in railway cars, automotive equipment, electrical railway companies, radio transmission stations, or to the generation, transmission or in distribution of electricity, or for the operation of signals.

(Ord. No. 96-02, art. II, § 4-83, 2-19-96)

Sec. 14-373. Liability for damages.

The provisions of this article shall not be construed to affect the responsibility or liability of any party owning, operating, controlling or installing any electrical equipment for damages to persons or to property caused by any defect therein; nor shall the city, or any officer or employee of such city, be held as assuming such liability by reason of the inspection or reinspection authorized in this article or the certificate of approval issued as provided in this article or by reason of the approval or disapproval of any equipment authorized in this article.

(Ord. No. 96-02, art. II, § 4-84, 2-19-96)

Secs. 14-374—14-390. Reserved.

DIVISION 2. ADMINISTRATION¹

Sec. 14-391. Position created.

- (a) The position of electrical inspector is hereby created in and for the city.
- (b) The electrical inspector shall be appointed by the city manager. He shall serve at the will and pleasure of the city manager.

¹Cross reference(s)—Administration, ch. 2.

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- (c) During the temporary absence or disability of the electrical inspector, the city manager shall designate an acting electrical inspector.

(Ord. No. 96-02, art. II, § 4-96, 2-19-96)

Cross reference(s)—Officers and employees, § 2-36 et seq.

Sec. 14-392. Qualifications.

The electrical inspector shall not engage in the business of the sale, installation or maintenance of electrical equipment, either directly or indirectly. He shall have no financial interest in any concern engaged in such business while holding such office.

(Ord. No. 96-02, art. II, § 4-100, 2-19-96)

Sec. 14-393. Duties.

- (a) It shall be the duty of the electrical inspector to enforce the provisions of this article. He shall make inspections of electrical installations as provided in this article. He shall keep complete records of all permits issued, inspections and reinspections made, and other official work performed in accordance with the provisions of this article.
- (b) Inspections required under the provisions of the electrical code shall be made by the electrical inspector or his duly appointed assistant. The electrical inspector may accept reports of inspectors of recognized inspection services after investigation of their qualifications and reliability. No certificate called for by any provision of the electrical code shall be issued on such reports unless the reports are in writing and certified to by a responsible officer of such inspection service.

(Ord. No. 96-02, art. II, § 4-101, 2-19-96)

Sec. 14-394. Right of entry.

The electrical inspector shall have the right during reasonable hours to enter any building or premises in the discharge of his official duties, for the purpose of making any inspections, reinspection or test of the electrical equipment contained therein or its installation.

(Ord. No. 96-02, art. II, § 4-102, 2-19-96)

Sec. 14-395. Condemnation of existing installations.

When any electrical installation or equipment is found by the electrical inspector to be dangerous to persons or to property because it is defective, or defectively installed, the person responsible for the electrical installation or equipment shall be notified in writing and shall make any change or repairs required in the judgment of the electrical inspector to place such equipment in safe condition. If such work is not completed within 15 days, or any longer period that may be specified by the electrical inspector in such notice, the electrical inspector shall have authority to disconnect or order the discontinuance of electrical service to such electrical installation or equipment. In case of emergency, where necessary for safety of persons or of property, or where electrical installation or equipment may interfere with the work of the fire department, the electrical inspector shall have the authority to immediately disconnect or cause the disconnection of any electrical equipment.

(Ord. No. 96-02, art. II, § 4-103, 2-19-96)

Sec. 14-396. Removal of obstructions to inspection.

The electrical inspector shall have the right to remove or compel the removal of any obstruction, such as lath, plastering, ceiling or flooring, which may hinder a full and complete investigation of such wires and apparatus. He may remove or compel the removal of any conductors which are enclosed in conduit or otherwise inaccessible for complete inspection. When such conductors or appliances are not in accordance with the requirements of this article, or found to be unsafe to life or property, he shall have the right to condemn such conductors or appliances as provided in this article.

(Ord. No. 96-02, art. II, § 4-104, 2-19-96)

Sec. 14-397. Suspension of work.

The electrical inspector shall have power to compel the suspension of any electrical work being done in a manner prohibited by this article.

(Ord. No. 96-02, art. II, § 4-105, 2-19-96)

Sec. 14-398. Obstruction of inspector.

It shall be unlawful for any person to hinder, obstruct or interfere with the electrical inspector or any of his deputies in the discharge of their duties under this article.

(Ord. No. 96-02, art. II, § 4-106, 2-19-96)

Secs. 14-399—14-415. Reserved.

DIVISION 3. STANDARDS

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.
- (b) Within such code, when reference is made to the duties of certain officials named therein, the designated official of the city who has duties corresponding to those of the named officials in such code shall be deemed to be the responsible official insofar as enforcing the provisions of such code is concerned.
- (c) In the event of any conflict between the provisions of this article or state law and the provisions of the National Electrical Code adopted in this section, the provisions of this article or state law shall prevail or be controlling.
- (d) Sections 80.15, 80.23, and 80.27 are deleted. The number of business days provided in section 80.25(c) shall be 15.

(Ord. No. 96-02, art. II, § 4-120, 2-19-96; Ord. No. 98-03, § 1, 1-19-98; Ord. No. 03-23, §§ 1, 2, 6-16-03; Ord. No. 2007-17, § 1, 4-16-07; Ord. No. 2014-19, § 6, 6-16-14; Ord. No. 2019-04, § 7, 2-18-19)

Sec. 14-417. Conformity of work.

All electrical work or installations shall be in strict conformity with the provisions of this article, state law and rules and regulations issued thereunder, and shall be in conformity with approved standards of construction for safety to life and property. In every case where no specific type or class of material or no specific standard of construction is prescribed by this article or state law, conformity with the National Electrical Code, and other installation and safety regulations approved by the American Standards Association shall be prima facie evidence of conformity with approved standards of construction for safety to life and property.

(Ord. No. 96-02, art. II, § 4-121, 2-19-96)

Sec. 14-418. Conformity of material.

All electrical equipment installed or used in the city shall be in conformity with the provisions of this article, state law and rules and regulations issued thereunder, and with approved electrical standards for safety to persons and property. Unless by this article, state law and rules and regulations issued thereunder, a specific type or class of material is disapproved for installation and use, conformity with the standards approved by the American Standards Association shall be prima facie evidence of conformity with approved standards for safety to persons and property; provided, however, that the provisions of this section shall not apply to equipment owned and used by an electrical supply or communication agency in the generation, transmission or distribution of electricity or for the operation of signals or for the transmission of intelligence.

(Ord. No. 96-02, art. II, § 4-122, 2-19-96)

Sec. 14-419. Approval of fittings and materials.

No electrical apparatus, fittings or material shall be used or placed on sale unless such apparatus, fittings or material is approved by the electrical inspector as complying with safety requirements of this article; provided, however, that all such apparatus, fittings or material which bears the label of Underwriters' Laboratories, Inc., shall be deemed prima facie evidence to satisfy the requirements of this article, and the electrical inspector is authorized to approve such apparatus, fittings or material without requiring further tests thereof to be made.

(Ord. No. 96-02, art. II, § 4-123, 2-19-96)

Sec. 14-420. Manner of work.

All electrical work shall be executed in a neat and workmanlike manner. Slipshod work or work not in keeping with good electrical practice shall be classed as defective and shall be immediately corrected by persons causing such work.

(Ord. No. 96-02, art. II, § 4-124, 2-19-96)

Sec. 14-421. Special technical requirements.

In general, any type of wiring system approved by the code adopted by section 14-416 may be used in the city, subject to the following additional requirements:

-
- (1) Residential service entrance conductors shall be No. 1 AWG with the main service disconnect or main over-current protection device rated at not less than 150 amperes.
 - (2) No branch circuit shall be smaller than No. 12 wire.
 - (3) Electrical metallic tubing or rigid conduit shall be used for all circuits in all construction classification types, for all commercial buildings, except Type V (see the 2018 IBC, Chapter 6, Types of Construction, Section 602.5, Type V). Metal-clad cable (type MC cable) may be used for retro fits or remodels up to ten feet and light whips up to six feet. In Construction Classification Type V, where walls/partitions are constructed of standard or engineered lumber, MC cable may be utilized — in lieu of electrical metallic tubing and/or rigid conduit — for electrical devices, such that each individual length from the fixed junction box does not exceed 40 lineal feet and is limited to 20 amperes, 110/120 V, single phase, for drops to branch circuit devices. Armored cable (type AC cable) (BX) is not allowed.
 - (4) The use of copper wiring is required for all electrical wiring within the city.
 - (5) A means for disconnecting service which permits the disconnection of electric service, shall be available for the premises wiring system of each building. The disconnecting means shall be located outside the premises, and there shall be a separate disconnecting means for the premises of each occupant of a multi-occupancy building. Bus entrance service or voltage greater than 480 volts must be approved by the electrical inspector.

(Ord. No. 96-02, art. II, § 4-125, 2-19-96; Ord. No. 98-03, § 2, 1-19-98; Ord. No. 01-23, § 3, 7-16-01; Ord. No. 2019-04, § 8, 2-18-19)

Secs. 14-422—14-440. Reserved.

DIVISION 4. ELECTRICAL LICENSES²

Sec. 14-441. Required.

It shall be unlawful for any person to do or to undertake to do any electrical work within the corporate limits unless licensed under this division, except where such person is expressly exempted from this article.

(Ord. No. 97-27, § 1(4-130), 10-20-97)

Sec. 14-442. Work done by unlicensed electricians.

It shall be unlawful for any licensed electrician to allow any unlicensed electrician or unregistered apprentice to work at any job site or electrical installations project under his control or supervision.

(Ord. No. 97-27, § 1(4-131), 10-20-97)

²Cross reference(s)—Businesses, ch. 18.

Secs. 14-443—14-455. Reserved.

Editor's note(s)—Ord. No. 05-26, § 1, adopted Sept. 21, 2005, repealed §§ 14-443—14-455 which pertained to requirements for and provisions related to city licensing of electricians and derived from Ord. No. 97-27, § 1(4-132—14-143), adopted Oct. 20, 1997; and Ord. No. 01-23, § 1, adopted July 16, 2001.

Sec. 14-456. Possession.

The holder of any electrical license issued under V.T.C.A. Occupations Code, Ch. 1305, shall, when on the job site of any electrical installation, have in his immediate possession the wallet-size license identification as furnished by the Texas Department of Licensing and Regulation. Such license holder shall upon request present the license for identification to the electrical inspector or his assistants.

(Ord. No. 97-27, § 1(4-145), 10-20-97; Ord. No. 05-26, § 2, 9-21-05)

Secs. 14-457—14-460. Reserved.

Editor's note(s)—Ord. No. 05-26, § 1, adopted Sept. 21, 2005, repealed §§ 14-457—14-460 which pertained to requirements for and provisions related to city licensing of electricians and derived from Ord. No. 97-27, § 1(4-146—14-149), adopted Oct. 20, 1997.

Sec. 14-461. Unlawful work, false claims.

- (a) It shall be unlawful for any licensed electrician to perform or hold himself out as being able to perform any type or class of electrical work not expressly under coverage of his license.
- (b) It shall be unlawful for any person to advertise or to hold out or to state to the public or to any customer, either directly or indirectly, that any electrical work or installation complies with this article, unless such work has in fact been inspected and approved by the city electrical inspector.

(Ord. No. 97-27, § 1(4-150), 10-20-97)

Sec. 14-462. Sign of electrical contractor.

Any person engaged in the electrical contracting business in the corporate limits shall display in a permanent way, on his trucks, vans or any other vehicles used in transporting materials and tools to and from any electrical job, the correct name and address of such person, which display shall be in lettering no smaller than three inches in height, readily visible and clearly legible at all times.

(Ord. No. 97-27, § 1(4-151), 10-20-97)

Sec. 14-463. Reserved.

Editor's note(s)—Ord. No. 05-26, § 1, adopted Sept. 21, 2005, repealed § 14-463 which pertained to duties of master electricians and derived from Ord. No. 97-27, § 1(4-152), adopted Oct. 20, 1997.

Secs. 14-464—14-470. Reserved.

DIVISION 5. RESERVED³

Secs. 14-471—14-490. Reserved.

DIVISION 6. PERMITS AND INSPECTIONS

Sec. 14-491. Permits required.

It shall be unlawful for any person to do, perform or construct any electrical work or installation within the city without having first obtained a permit therefor.

(Ord. No. 96-02, art. II, § 4-170, 2-19-96)

Sec. 14-492. When permit not required.

No permit will be required under the provisions of this division to execute or perform any of the following classes of electrical work:

- (1) Replacing fuses or lamps or the connection of portable devices to suitable receptacles which have been permanently installed, or repairs to portable appliances.
- (2) Minor repair work, such as repairing or replacing flush and snap switches, receptacles and lamp sockets, or minor repairs on permanently connected electrical apparatus, appliances, fixtures or equipment or the installation of light globes.
- (3) The installation, maintenance or alteration of wiring, apparatus, devices, appliances or equipment for telephone or telephone signal service or central station protective service used in conveying signals or intelligence, except where electrical work is done on the primary side of the source of power at a voltage over 50 volts and of more than 500 watts.
- (4) The installation, maintenance or alteration of electrical wiring, apparatus, devices, appliances or equipment by a public electric service company for the use of such company in the generation, transmission, distribution, sale or utilization of electrical energy. However, a public electric service company shall not do any wiring on a customer's premises, other than wiring which is a part of the company's distribution system, including metering equipment wherever located and transformer vaults in which the company's transformers are located, nor shall any of its employees do any work other than that done for the company as provided for in this section, by virtue of this exemption.
- (5) The installation of temporary wiring, apparatus, devices, appliances or equipment used by a recognized school in teaching electricity.

³Editor's note(s)—Ord. No. 05-26, § 1, adopted Sept. 21, 2005, repealed §§ 14-471—14-479 which pertained to maintenance electrician's license and derived from Ord. No. 96-02, art. II, §§ 4-160—4-168, adopted Feb. 19, 1996.

(Ord. No. 96-02, art. II, § 4-171, 2-19-96)

Sec. 14-493. Application for permit.

Before proceeding with the installation, alteration of or the addition to any electrical wiring or equipment within or on any building, structure or premises, publicly or privately owned in the city, the master electrician in charge of such proposed work shall first file with the electrical inspector an application requesting inspection and secure a permit therefor. Such application shall be made in writing, shall describe the work to be done, shall give the exact street number of the premises on which work is to be done, approximate date the inspection is desired, the name of the owner or occupant, the name of the master electrician undertaking the work, the names of all journeymen and apprentice electricians who will be on the site, and the class of wiring.

(Ord. No. 96-02, art. II, § 4-172, 2-19-96)

Sec. 14-494. Plans and specifications.

On all applications for permits required under the provisions of this division, where plans and specifications require installation above the minimum standards as set forth in this article, the plans and specifications for such work shall accompany the application for the permit. No deviation may be made from installation described in such plans and specifications without the written approval of the owner or architect.

(Ord. No. 96-02, art. II, § 4-173, 2-19-96)

Sec. 14-495. Fees.

- (a) The application for a permit required by the provisions of this division shall be accompanied by the fees established in the duly adopted schedule of fees.
- (b) Whenever a second or additional inspection is required to be made by the electrical inspector because of an incorrect address or defective workmanship, an additional charge as specified in the schedule of fees will be made for each such inspection.

(Ord. No. 96-02, art. II, § 4-174, 2-19-96)

Sec. 14-496. Inspection.

- (a) The master electrician in charge of any work being performed under a permit required by this division shall at all times keep the electrical inspector notified of the progress of the work and shall request inspections as the work progresses. After inspecting the electrical wiring covered by any application, the electrical inspector shall leave a tag, which tag shall state that the work has been inspected and approved or that it is not approved and must be held open for correction or the master electrician notified, and if the wiring is to be held open for inspection, no person shall lath, ceil or, in any other manner, conceal any wiring until informed that such wiring has been approved by the electrical inspector.
- (b) The master electrician shall have all electrical work installed by him inspected before such work is covered or concealed. All cabinet and panel board covers or trims shall be left off for final inspection, any fitting or cover that conceals any wiring which may hinder the proper inspection of electrical work shall be removed by the master electrician at the request of the electrical inspector.
- (c) The electrician shall be responsible for any defect of any construction, insofar as correction thereof is concerned, installed by him until such time as a certificate of approval has been issued. Any and all defects

that may have been concealed by such person and discovered by the electrical inspector after a certificate of approval has been issued by the electrical inspector approving such construction shall be corrected by such person. After the issuance of the certificate of approval, the person in whose name the meter is connected shall be responsible for all defects caused by such person.

(Ord. No. 96-02, art. II, § 4-175, 2-19-96; Ord. No. 05-26, § 3, 9-21-05)

Sec. 14-497. Work on existing systems.

Any master electrician making extensions or additions to existing electrical systems shall, before proceeding with such work, ascertain from the electrical inspector whether any of the old work must be changed or must be brought up to the requirements of this article.

(Ord. No. 96-02, art. II, § 4-176, 2-19-96)

Sec. 14-498. Final inspection; certificate.

- (a) Upon completion and receipt of final inspection papers covering electrical work, the electrical inspector shall make a final inspection. If such work is found to comply with this article, a certificate of inspection shall be issued stating that the work has been done according to the provisions of this article and the rules governing the respective class to which it belongs.
- (b) This certificate shall not relieve the master electrician of his responsibility for any defective work that may have been concealed or escaped the notice of the inspector.

(Ord. No. 96-02, art. II, § 4-177, 2-19-96)

Sec. 14-499. Connection of electrical service.

It shall be unlawful for any public service company operating in the city to furnish current to any new building, tent, structure or outdoor wiring of any kind, nature or description, without first obtaining a clearance from the electrical inspector, stating that such wiring is approved and a permit has been issued for the use of current. Whenever any service is discontinued to any building structure for any cause whatever, excepting nonpayment of bill, a clearance will be necessary before such building or structure can be reconnected.

(Ord. No. 96-02, art. II, § 4-178, 2-19-96)

Secs. 14-500—14-515. Reserved.

ARTICLE XV. PLUMBING CODE AND GAS CODE

DIVISION 1. GENERALLY

Sec. 14-516. Purpose of article.

The purpose of the provisions of this article is to establish rules and regulations for the installation and maintenance of plumbing facilities in the city.

(Ord. No. 96-02, art. III, § 4-182, 2-19-96)

Secs. 14-517—14-530. Reserved.

DIVISION 2. ADMINISTRATION¹

Sec. 14-531. Plumbing inspector—Position created.

- (a) The position of plumbing inspector is hereby created, and the executive official in charge shall be known as the plumbing inspector.
- (b) The plumbing inspector shall be appointed by the city manager. He shall serve at the will and pleasure of the city manager.
- (c) During the temporary absence or disability of the plumbing inspector, the city manager shall designate an acting plumbing inspector.

(Ord. No. 96-02, art. III, § 4-183, 2-19-96)

Cross reference(s)—Officers and employees, § 2-36 et seq.

Sec. 14-532. Same—Qualifications.

The plumbing inspector shall be physically capable of making the necessary examinations and inspections. He shall not have any interest whatever, directly or indirectly, in the sale or manufacture of plumbing supplies or their installation.

(Ord. No. 96-02, art. III, § 4-184, 2-19-96)

¹Cross reference(s)—Administration, ch. 2.

Sec. 14-533. Same—Duties.

- (a) The plumbing inspector shall receive applications required by the plumbing code adopted in section 14-551, issue permits and furnish the prescribed certificates. He shall examine the premises for which permits have been issued, and shall make necessary inspections to see that the provisions of law are complied with and that installation and/or maintenance is carried out under the provisions of the plumbing code. He shall enforce all provisions of the plumbing code. He shall, when requested by proper authority, or when the public interest so requires, make investigations in connection with matters referred to in the plumbing code and render written reports on the same. To enforce compliance with law, to remove illegal or unsafe conditions, to secure the necessary safeguards during installation and/or maintenance, he shall issue such notices or orders as may be necessary.
- (b) Inspections required under the provisions of the plumbing code shall be made by the plumbing inspector or his duly appointed assistant. The plumbing inspector may accept reports of inspectors of recognized inspection services, after investigation of their qualifications and reliability. No certificate called for by any provision of the plumbing code shall be issued on such reports unless the reports are in writing and certified to by a responsible officer of such inspection service.
- (c) The plumbing inspector shall keep comprehensive records of applications, of permits issued, of certificates issued, of inspections made, of reports rendered and of notices or orders issued. All such records shall be open to public inspection for good and sufficient reasons at the stated office hours, but shall not be removed from the office of the plumbing inspector without his written consent.

(Ord. No. 96-02, art. III, § 4-185, 2-19-96)

Secs. 14-534—14-550. Reserved.

DIVISION 3. STANDARDS²

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.
- (b) Within such codes, when reference is made to the duties of certain officials named therein, the designated official of the city who has duties corresponding to those of the named officials in such codes shall be deemed to be the responsible official insofar as enforcing the provisions of such codes is concerned.

²State law reference(s)—Authority of city to prescribe plumbing rules and regulations, Vernon's Ann. Civ. St. art. 6243-101, § 15.

(Ord. No. 96-02, art. III, § 4-186, 2-19-96; Ord. No. 99-08, § 2, 4-19-99; Ord. No. 00-12, § 4, 5-15-00; Ord. No. 03-15, § 1, 4-21-03; Ord. No. 05-01, § 3, 1-17-05; Ord. No. 2007-7, § 3, 3-19-07; Ord. No. 2014-19, § 3, 6-16-14; Ord. No. 2019-04, § 9, 2-18-19)

Sec. 14-552. General additions.

- (a) *Plumbing license required.* All persons who engage in the business of or work at the actual installation, alteration, repair and renovating of plumbing shall possess either a master or journeyman plumber's license in accordance with the provisions of the Plumbing License Law (Vernon's Ann. Civ. St. art. 6243-101), except when a property owner is performing plumbing in the property owner's homestead in compliance with V.T.C.A., Occupations Code, § 1301.051.
- (b) *Permits required.* It shall be unlawful to construct, install or cause to be installed any plumbing without securing a plumbing permit therefor; provided, however, that no plumbing permit is required to do minor repairs such as the maintenance, repair or replacement in kind of the following:
- (1) Yard hydrants and sill cocks.
 - (2) Flush valves and floatballs in water closet tanks.
 - (3) Accessible traps on lavatories or sinks.
 - (4) Replacing of plumbing fixtures where no change or roughing-in is involved.

The examples in subsection (b) of this section are representative only and should not be considered as a limitation on the term "minor repairs."

(Ord. No. 96-02, art. III, § 4-187, 2-19-96; Ord. No. 2023-03, § 2, 2-27-2023)

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.

(Ord. No. 96-02, art. III, § 4-188, 2-19-96; Ord. No. 99-08, § 3, 4-19-99; Ord. No. 00-12, §§ 5—8, 5-15-00; Ord. No. 03-15, § 2, 4-21-03; Ord. No. 05-15, § 1, 5-16-05; Ord. No. 2007-18, § 1, 4-16-07; Ord. No. 2006-32, § 1, 11-20-06; Ord. No. 2014-25, § 2(Exh. A), 6-16-14; Ord. No. 2019-04, § 10, 2-18-19)

Secs. 14-554—14-570. Reserved.

ARTICLE XVI. MECHANICAL CODE

DIVISION 1. GENERALLY

Sec. 14-571. Purpose of article.

The purpose of the provisions of this article is to establish rules and regulations for the installation and maintenance of cooling, heating and ventilating equipment and systems within the city, as well as for the regulation of the issuance or refusal of permits and providing for penalties relating to offenses contrary to this mechanical code.

(Ord. No. 96-02, art. IV, § 4-212, 2-19-96)

Secs. 14-572—14-590. Reserved.

DIVISION 2. ADMINISTRATION¹

Sec. 14-591. Mechanical inspector—Position created.

- (a) The position of mechanical inspector is hereby created in and for the city.
- (b) The mechanical inspector shall be appointed by the city manager. He shall serve at the will and pleasure of the city manager.
- (c) During the temporary absence or disability of the mechanical inspector, the city manager shall designate an acting mechanical inspector.

(Ord. No. 96-02, art. IV, § 4-214, 2-19-96)

Cross reference(s)—Officers and employees, § 2-36 et seq.

Sec. 14-592. Same—Duties.

- (a) It shall be the duty of the mechanical inspector to enforce the provisions of this article. He shall make inspections of mechanical installations as provided in this article. He shall keep complete records of all permits issued, inspections and reinspections made, and other official work performed in accordance with the provisions of this article.
- (b) The mechanical inspector may accept reports of inspectors of recognized inspection services after investigation of their qualifications and reliability. No certificate called for by any provision of the mechanical code shall be issued on such reports unless the reports are in writing and certified to by a responsible officer of such service.

¹Cross reference(s)—Administration, ch. 2.

(Ord. No. 96-02, art. IV, § 4-215, 2-19-96)

Sec. 14-593. Conflict of interest.

It shall be unlawful for the mechanical inspector or for any of his assistants to engage in the business of the sale, installation or maintenance of mechanical equipment, either directly or indirectly. They shall have no financial interest in any concern engaged in such business at any time while holding such office.

(Ord. No. 96-02, art. IV, § 4-216, 2-19-96)

Secs. 14-594—14-610. Reserved.

DIVISION 3. STANDARDS

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.
- (b) Within such code, when reference is made to the duties of certain officials named therein, the designated official of the city who has duties corresponding to those of the named officials in such code shall be deemed to be the responsible official insofar as enforcing the provisions of such code is concerned.

(Ord. No. 96-02, art. IV, § 4-241, 2-19-96; Ord. No. 99-08, § 4, 4-19-99; Ord. No. 03-15, § 4, 4-21-03; Ord. No. 05-01, § 4, 1-17-05; Ord. No. 2007-7, § 4, 3-19-07; Ord. No. 2014-19, § 4, 6-16-14; Ord. No. 2019-04, § 11, 2-18-19)

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.~~

(Ord. No. 99-08, § 5, 4-19-99; Ord. No. 03-15, § 5, 4-21-03; Ord. No. 2019-04, § 12, 2-18-19)

Secs. 14-613—14-625. Reserved.

ARTICLE XVII. SWIMMING POOL AND SPA CODE.¹

Sec. 14-626. Purpose of article.

The purpose of this article is to protect public health, safety and welfare by prescribing minimum standards for the design, construction or installation, repair or alteration of swimming pools, public or private, and equipment related thereto.

(Ord. No. 96-02, art. V, § 4-252, 2-19-96)

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.

(Ord. No. 96-02, art. V, § 4-253, 2-19-96; Ord. No. 2014-18, § 2, 6-16-14; Ord. No. 2019-04, § 13, 2-18-19)

Sec. 14-628. Local amendments.

Chapter 1, Section 103, Department of building safety, is hereby deleted in its entirety.

Section 107.4, Violation penalties, is hereby deleted in its entirety.

Section 108, Means of appeal, is hereby deleted in its entirety.

(Ord. No. 2019-04, § 14, 2-18-19)

Secs. 14-629—14-640. Reserved.

¹Editor's note(s)—Ord. No. 2014-18, § 2, adopted June 16, 2014, changed the name of Article XVII, from "Swimming Pool Code" to "Swimming Pool and Spa Code."

ARTICLE XIX. ENERGY CONSERVATION CODE

Sec. 14-651. Adoption of International Energy Conservation Code.

There is hereby adopted that certain code known as the International Energy Conservation Code, 2018~~21~~21 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.

(Ord. No. 03-23, § 4, 6-16-03; Ord. No. 05-01, § 5, 1-17-05; Ord. No. 2007-7, § 5, 3-19-07; Ord. No. 2014-19, § 5, 6-16-14; Ord. No. 2019-04, § 15, 2-18-19)

Sec. 14-652. Local amendments.

Section ~~C109~~ C110, Board of appeals, is hereby deleted in its entirety.

Section ~~R109~~ R110, Board of appeals, is hereby deleted in its entirety.

(Ord. No. 2019-04, § 16, 2-18-19)

Secs. 14-653—14-660. Reserved.